July 19, 2016

City of Watertown
Attn: Justin Wood, City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: **Site Plan Review Application**
Access Drive and Infirmary Addition and Renovation
Sisters of Saint Joseph (A&C Proj. #2014-131.002)
1425 Washington Street, Watertown, NY

Dear Mr. Wood:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of the Sisters of Saint Joseph is requesting to be included on the agenda for the August 2, 2016 City of Watertown Planning Board meeting for a proposed Access Drive, 2,730 sf Infirmary Addition and Renovation located at 1425 Washington Street, on Tax Parcel 13-22-101.000. Included with this submission is sixteen (16) copies of the Cover Letter, Site Plan Application, Short SEQR Environmental Assessment Form, and three (3) copies of the Engineering Report. Also attached are three (3) full size and thirteen (13) 11"x17" copies of the Site Plans and Details, and Preliminary Architectural Plans. A check for $50.00 is also included for the review fee.

The project consists of a 2,730 sf Infirmary Addition to the south side of the Sisters of Saint Joseph Motherhouse and a 633' long, 20' wide emergency access drive. Other project components include a 3,300 sf renovation of existing assisted living space to modernize the Motherhouse's infirmary. Miscellaneous site improvements include concrete walks, site stairs, drainage, and site lighting.

The Sisters of Saint Joseph intend to begin construction of the access drive this summer/fall and the infirmary addition/renovation in 2017. If there are any questions, please feel free to contact our office at your earliest convenience.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

Matthew R. Morgia

Matthew R. Morgia, P.E.
Civil Engineer

Attachments
Cc: Sister Mary Eamon – Sisters of Saint Joseph
Pat Currier – Aubertine & Currier

AUBERTINE and CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC
NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)
aubertinecurrier.com
522 Bradley Street
Watertown, New York 13601
Phone: 315.782.2005
Fax: 315.782.1472
Managing Partner
Annette M. Mason, P.E.
Structural Engineer
Partners
Michael L. Aubertine, R.A.
Architect
Patrick J. Currier, R.A.
Architect
Brian A. Jones, AIA.,
LEED AP BD+C
Architect
Matthew R. Morgia, P.E.
Civil Engineer
Jayson J. Jones, P.L.S.
Land Surveyor

CITY OF WATERTOWN
SITE PLAN APPLICATION

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in **not** making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: Sisters of Saint Joseph Building Renovation & Addition

Tax Parcel Number: 13-22-101.000

Property Address: 1425 Washington Street, Watertown NY 13601

Existing Zoning Classification: Residence B

OWNER OF PROPERTY

Name: Sisters of Saint Joseph

Address: 1425 Washington Street
Watertown, NY 13601

Telephone Number: 315-782-3460

Fax Number: --

APPLICANT

Name: Sisters of Saint Joseph

Address: 1425 Washington Street
Watertown, NY 13601

Telephone Number: 315-782-3460

Fax Number: --

Email Address: ssjmsup1@yahoo.com

ENGINEER/ARCHITECT/SURVEYOR

Name: Aubertine and Currier, PLLC

Address: 522 Bradley Street
Watertown, NY 13601

Telephone Number: 315-782-2005

Fax Number: 315-782-1472

Email Address: mrm@aubertinecurrier.com

OPTIONAL MATERIALS:

☐ **PROVIDE AN ELECTRONIC (.DWG) COPY OF THE SITE PLAN WITH AS-BUILT REVISIONS. This will assist the City in keeping our GIS mapping up-to-date.**

REQUIRED MATERIALS:

** The following drawings with the listed information **ARE REQUIRED, NOT OPTIONAL.** If the required information is not included and/or addressed, the Site Plan Application will **not** be processed**.**

☒ **COMPLETED ENVIRONMENTAL ASSESSMENT FORM** (Contact us if you need help choosing between the Short EAF and the Full EAF). The Complete EAF is available online at: http://www.dec.ny.gov/permits/6191.html

☒ **ELECTRONIC COPY OF ENTIRE SUBMISSION** (PDF) A single, combined PDF of the entire application, including cover letter, plans, reports, and all submitted material.

☒ **BOUNDARY and TOPOGRAPHIC SURVEY**
(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- ☒ All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- ☒ 1' contours are shown and labeled with appropriate spot elevations.
- ☒ All existing features on and within 50 feet of the subject property are shown and labeled.
- ☒ All existing utilities on and within 50 feet of the subject property are shown and labeled.
- ☒ All existing easements and/or right-of-ways are shown and labeled.
- ☒ Existing property lines (bearings and distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners and tax parcel numbers are shown and labeled.
- ☒ The north arrow and graphic scale are shown.

☒ **DEMOLITION PLAN** (If Applicable)

☒ All existing features on and within 50 feet of the subject property are shown and labeled.

☒ All items to be removed are labeled in darker text.

☒ **SITE PLAN**

☒ Include a reference to the coordinate system used(NYS NAD83-CF preferred).

☒ All proposed above ground features are depicted and clearly labeled.

☒ All proposed features are clearly labeled "proposed".

N/A ☐ All proposed easements and right-of-ways are shown and labeled.

☒ Land use, zoning, and tax parcel number are shown.

☒ The Plan is adequately dimensioned including radii.

☒ The line work and text for all proposed features is shown darker than existing features.

☒ All vehicular and pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.

☒ Proposed parking and loading spaces including ADA accessible spaces are shown and labeled.

N/A ☐ Sidewalks within the City Right-of-Way meet Public-Right-of-Way (PROWAG) standards.

N/A ☐ Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".

☒ Proposed snow storage areas are shown on the plans.

☒ The north arrow and graphic scale are shown.

☒ **GRADING PLAN**

☒ All proposed below ground features including elevations and inverts are shown and labeled.

☒ All proposed above ground features are shown and labeled.

☒ The line work and text for all proposed features is shown darker than existing features.

N/A ☐ All proposed easements and right-of-ways are shown and labeled.

☒ 1' existing contours are shown dashed and labeled with appropriate spot elevations.

☒ 1' proposed contours are shown and labeled with appropriate spot elevations.

☒ All elevations are North American Vertical Datum of 1988 (NAVD88).

☐ Sediment and Erosion control are shown and labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

☒ **UTILITY PLAN**

☒ All proposed above and below ground features are shown and labeled.

☒ All existing above and below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

N/A ☐ All proposed easements and right-of-ways are shown and labeled.

☒ The Plan is adequately dimensioned including radii.

☒ The line work and text for all proposed features is shown darker than existing features.

☒ The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supersede all other plans and specifications provided."

N/A ☐ **LANDSCAPING PLAN**

☐ All proposed above ground features are shown and labeled.

☐ All proposed trees, shrubs, and other plantings are shown and labeled.

☐ All proposed landscaping and text are shown darker than existing features.

☐ All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.

☐ For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.

☐ **Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).**

☒ **PHOTOMETRIC PLAN** (If Applicable)

☒ All proposed above ground features are shown.

☒ Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

☒ **CONSTRUCTION DETAILS and NOTES**

☒ All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.

N/A ☐ Maintenance and protection and traffic plans and notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

☒ The following note must be added to the drawings stating:
"All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department."

☒ **PRELIMINARY ARCHITECTUAL PLANS** (If Applicable)

☒ Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.

☐ Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.

☐ Roof outline depicting shape, slope and direction is provided.

☒ **ENGINEERING REPORT**

**** The engineering report at a minimum includes the following:**

☒ Project location

☒ Project description

☒ Existing and proposed sanitary sewer flows and summary

☒ Water flows and pressure

☒ Storm Water Pre and Post Construction calculations and summary

☒ Traffic impacts

☒ Lighting summary

☒ Landscaping summary

☒ **GENERAL INFORMATION**

**Plans will be signed for Final Submission

☐ ALL ITEMS ARE STAMPED AND SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

☐ If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

N/A ☐ ****** If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department.

N/A ☐ ****** If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

****** When NYSDEC or NYSDOH permitting is required, the property owner/applicant shall retain a licensed Professional Engineer to perform inspections of the proposed utility work and to certify the completed works were constructed in substantial conformance with the approved plans and specifications.

N/A ☐ Signage will not be approved as part of this submission. It requires a sign permit from the City Code Enforcement Bureau. See Section 310-52.2 of the Zoning Ordinance.

☒ Plans have been collated and properly folded.

N/A ☐ If an applicant proposes a site plan with multiple buildings and any of those buildings front on a private drive, the City Council will name the private drive by resolution and the building(s) will be given an address number on that private drive by City staff. The applicant may propose a name for the private drive for the City Council's consideration.

Proposed Street Name: _____

N/A ☐ For non-residential uses, the proposed Hours of Operation shall be indicated.

☒ Signature Authorization form or letter signed by the owner is submitted allowing the applicant to apply on behalf of the owner if the applicant is not the property owner.

☐ Explanation for any item not checked in the Site Plan Checklist.

_____

_____

_____

_____

_____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Project: Access Drive and Infirmary Addition Sponsor: Sisters of Saint Joseph

Name of Action or Project:

Access Drive and Infirmary Addition and Renovation

Project Location (describe, and attach a location map):

1425 Washington Street, Watertown, NY

Brief Description of Proposed Action:

The project consists of a 2,730 sf Infirmary Addition to the south side of the Sisters of Saint Joseph Motherhouse and a 633' long, 20' wide emergency access drive. Other project components include a 3,300 sf renovation of existing assisted living space to modernize the Motherhouse's infirmary. Miscellaneous site improvements include concrete walks, site stairs, drainage, and site lighting.

Name of Applicant or Sponsor:	Telephone: (315) 782-3460
Sisters of Saint Joseph	E-Mail: ssjmsup1@yahoo.com

Address:

1425 Washington Street

City/PO:	State:	Zip Code:
Watertown	NY	13601

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Watertown Planning Board - Site Plan Approval	☐	☑

3.a. Total acreage of the site of the proposed action? 14.90 acres

b. Total acreage to be physically disturbed? 1.14 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 14.90 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Undeveloped Wooded Area

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

Site Stormwater runoff will continue to discharge similar to existing conditions. Stormwater discharges flow into City's municipal storm sewer at catch basin located along Iroquois Avenue East.

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Sisters of Saint Joseph; Sister Mary Eamon Date: 07/19/2016

Signature: Sister of St. Joseph; Sister Mary Eamon Lynn

PRINT FORM

EAF Mapper Summary Report

Sunday, July 10, 2016 5:17 PM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

SHORT EAF SUMMARY REPORT:

Questions 12b and 15 are answered automatically by the EAF mapper based upon limited digital mapping information that is available.

- Questions 12b, Archeological Sites, is answered yes due to the project being located within an archaeological sensitive area. A submission has been made to the Cultural Resource Information System for further information from SHPO.

- Question 15, Threatened or Endangered Species, is answered yes due to the listed presence of multiple rare endangered or threatened plants near the project site as listed on the NYS DEC environmental mapper database. A letter has been sent to the DEC requesting further information.

AUBERTINE and CURRIER
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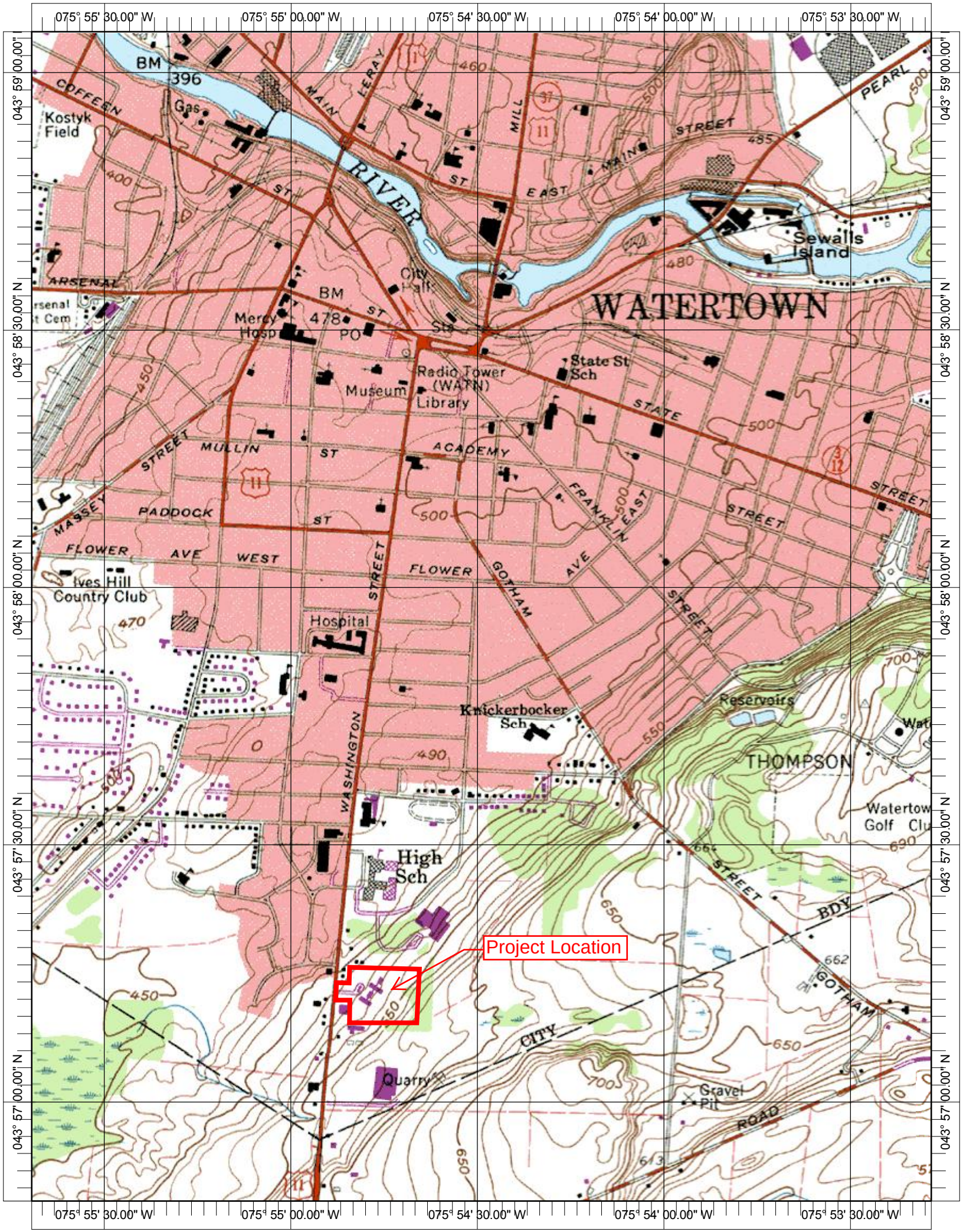


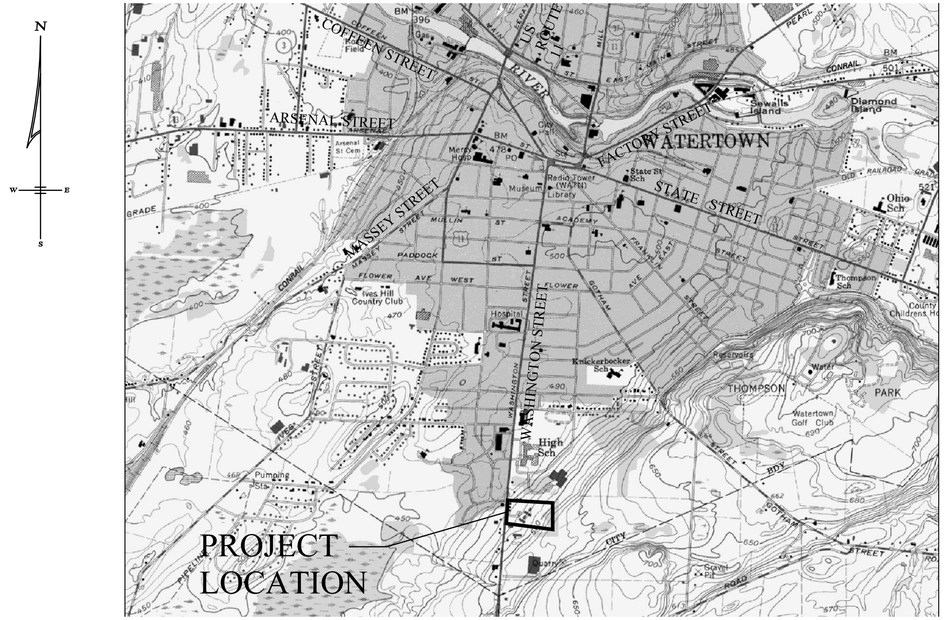
ACCESS DRIVE AND INFIRMARY ADDITION

OWNER: SISTERS OF SAINT JOSEPH

1425 WASHINGTON STREET, CITY OF WATERTOWN

JEFFERSON COUNTY, NEW YORK

SITE PLANS: 07/19/2016



OWNER

SISTERS OF SAINT JOSEPH
ATTN: SISTER MARY EAMON
1425 WASHINGTON STREET
WATERTOWN, NY 13601

INDEX OF DRAWINGS

CD-100	EXISTING CONDITIONS PLAN
CS-100	SITE DEVELOPMENT PLAN
CP-100	PHOTOMETRIC PLAN
CG-200	ACCESS DRIVE CENTERLINE PROFILE
CS-500	SITE DETAILS

ARCHITECT AND CIVIL/SITE ENGINEER

AUBERTINE and CURRIER, PLLC
522 BRADLEY STREET
WATERTOWN, NY 13601
TELE: (315) 782-2005
FAX: (315) 782-1472
www.aubertinecurrier.com

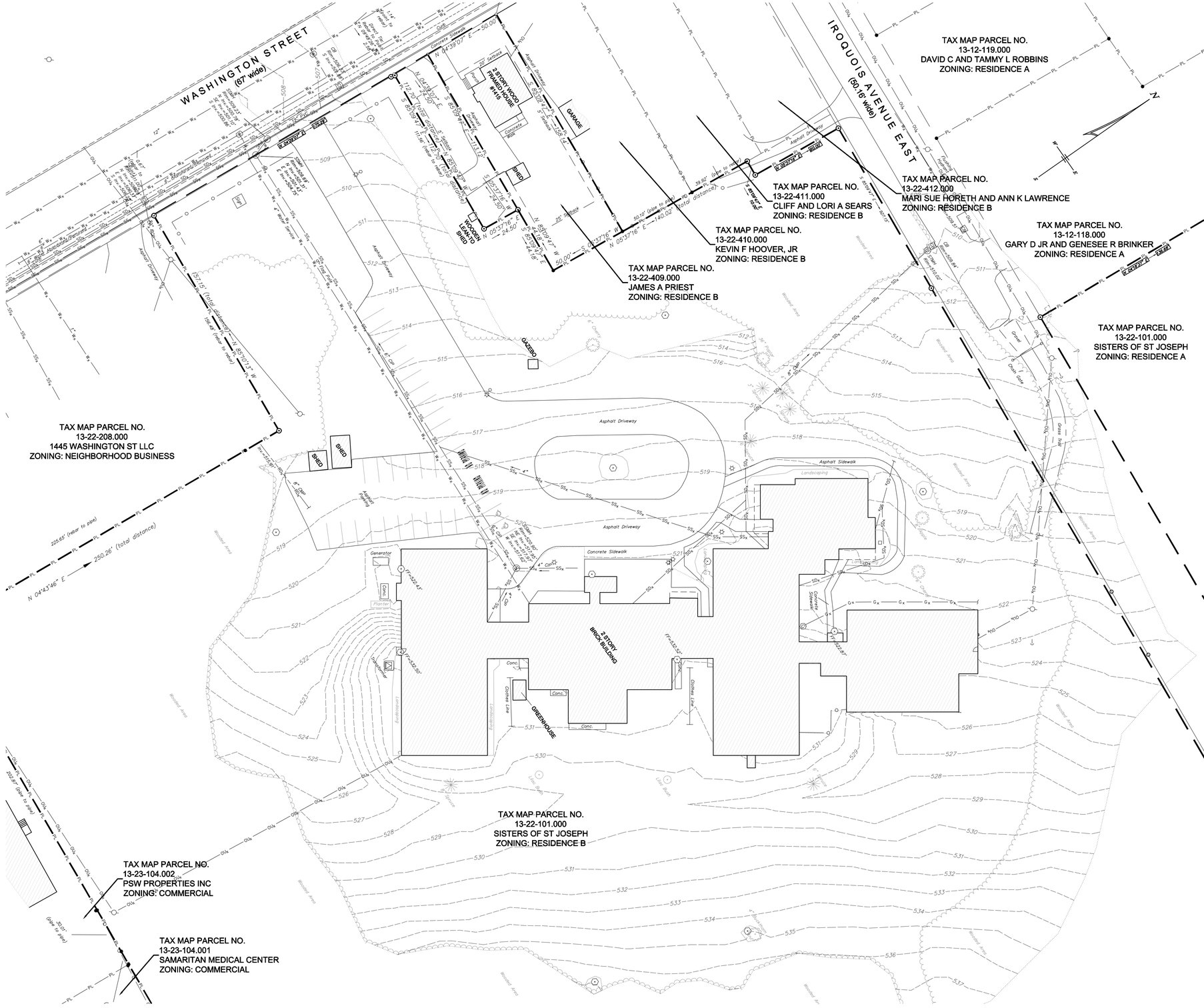
FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

AUBERTINE and CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

LEGEND	EXISTING	PROPOSED
5' CONTOUR	155	155
1' CONTOUR	154	154
PROPERTY LINE	PL PL	PL PL
RIGHT OF WAY		
SETBACK		
BUILDING		
ASPHALT PAVEMENT		
CURB		
SIDEWALK		
EDGE OF GRAVEL		
FENCE	O O O	
WATERLINE	W_X W_X	W W
SANITARY SEWER	SS_X SS_X	SS SS
STORM SEWER	SD_X SD_X	SD SD
OVERHEAD UTILITIES	OU_X OU_X	OU OU
UNDERGROUND ELECTRIC	E_X E_X	E E
GAS	G_X G_X	G G
FIRE HYDRANT		
WATER VALVE	W	
SANITARY MANHOLE	S	
STORM MANHOLE	D	D
CATCH BASIN	CB CB	CB CB
UTILITY POLE AND GUY		
LIGHT POLE		

GENERAL NOTES:

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES, (1-800-962-7962). CONTRACTOR IS RESPONSIBLE FOR LOCATING AND WORKING WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. THE ONSITE TOPOGRAPHIC, UTILITY, AND PLANIMETRIC SURVEY FOR THE PROJECT AREA WAS CONDUCTED BY AUBERTINE AND CURRIER, PLLC ON 05/11/2016 AND 06/27/2016. UTILITY LOCATIONS WERE PLOTTED FROM VISIBLE EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF WATERTOWN ENGINEERING DEPARTMENT. VERTICAL DATUM IS BASED ON NAVD88 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD83(96).
3. ALL OUT-OF-SCOPE AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS WILL BE RESTORED TO CONDITIONS EQUAL TO OR BETTER THAN THAT PRIOR TO CONSTRUCTION. OUTSIDE OF PROPERTY BOUNDARIES AND EASEMENT AREAS THE CONTRACTOR IS REMINDED THAT HE MUST OBTAIN WRITTEN AUTHORIZATION TO USE PRIVATE PROPERTY AND ASSUMES ALL LIABILITY HIMSELF.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CHARACTERISTICS AND EXTENT OF SUBSURFACE SOILS, ROCK, WATER TABLE LEVELS, ETC., PRIOR TO BIDDING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS NECESSARY TO OBTAIN SAID PERMITS WHERE APPLICABLE.
6. SITE CONTRACTOR TO PROVIDE EROSION AND DUST CONTROL AS REQUIRED.
7. A LICENSED LAND SURVEYOR SHALL BE RETAINED FOR ALL UTILITY AND FIELD STAKEOUT AT THE CONTRACTORS EXPENSE.
8. PAVED AREAS WILL BE SAWCUT PRIOR TO EXCAVATION AND PAVING OPERATIONS. SAW CUT AREAS WILL BE TACK COATED PRIOR TO PAVING. TACK COAT SHALL MEET THE REQUIREMENTS OF ASPHALT OF ASPHALT EMULSION FOR TACK COAT, NYSDOT TABLE 702-9.
9. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION UNTIL ESTABLISHMENT OF VEGETATIVE COVER. RUN-OFF CONTAINING SEDIMENTS FROM DISTURBED AREAS OF THE SITE SHALL NOT BE ALLOWED DIRECTLY INTO NATURAL STREAM CHANNELS.
10. ALL TREES AND WETLANDS TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR. CONSTRUCTION ACTIVITIES ADJACENT TO TREES SHALL BE CONDUCTED TO REDUCE THE IMPACT TO TREES TO THE MAXIMUM EXTENT PRACTICAL. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED OR THE TREE REPLACED, AS DIRECTED BY THE OWNER AT THE CONTRACTORS EXPENSE.
11. CONTRACTOR SHALL PERFORM ALL ROADWAY CONNECTION WORK IN ACCORDANCE WITH NYSDOT SPECIFICATIONS. ALL ROADWAY WORK SHALL BE IN ACCORDANCE WITH NYSDOT MAINTENANCE AND PROTECTION OF TRAFFIC REGULATIONS, INCLUDING FLAGMEN, BARRICADES, WARNING SIGNS/LIGHTS, ETC., WHERE WARRANTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL, AT A NYSDEC ACCEPTABLE LOCATION, OF ALL MATERIALS NOT REUSED AS TRENCH BACKFILL.
13. EXCAVATIONS SHALL BE TO DEPTHS SHOWN ON DRAWINGS. ALL UNSTABLE OR UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED TO SUCH DEPTH AS REQUIRED TO PROVIDE SUFFICIENT BEARING CAPACITY. OVEREXCAVATED AREAS SHALL BE BACKFILLED WITH SUITABLE MATERIAL.
14. COMPACTION OF PIPE BEDDING AND BACKFILL MATERIAL SHALL BE BY MEANS OF HAND-GUIDED POWER DRIVEN OR DRUM-TYPE OR PLATE TAMPERS. BACKFILLING SHOULD PROCEED IN ACCORDANCE WITH LIFT THICKNESSES AND COMPACTION REQUIREMENTS AS SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED ON THE DRAWINGS, COMPACTION REQUIREMENTS REFER TO PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM STANDARD D1557 METHOD "C". CARE SHOULD BE TAKEN TO SHAPE PIPE BEDDING TO FIT THE LOWER PART OF THE PIPE. BACKFILLING AND COMPACTION SHOULD PROGRESS EVENLY ALONG THE PIPE SIDEWALLS AND TO THE TOP OF PIPE BEDDING.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS DURING PRECONSTRUCTION FIELD VERIFICATION. SUCH INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR VERIFICATION OR MODIFICATION OF THE PLANS.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS INCLUDING, AS A MINIMUM, THE FOLLOWING INFORMATION AS WELL AS ALL REQUIREMENTS OF THE SPECIFICATION:
    - RECORD OF ALL UTILITIES ENCOUNTERED IN TRENCH EXCAVATION. INFORMATION SHALL INCLUDE DIAMETER OF UTILITY, DEPTH OF BURIAL AND LOCATION WITH REFERENCE TO NEAREST STRUCTURE SHOWN ON DRAWINGS. THIS INFORMATION SHALL BE KEPT CURRENT ON A WEEKLY BASIS. FAILURE TO DO SO MAY RESULT IN WITHHOLDING OF PAYMENTS.
    - DISTANCE TIES TO ALL MANHOLES, CLEANOUTS, BENDS AND CORPORATION STOPS.
    - UTILITY REPAIRS, SIDEWALK, AND DRIVEWAY REPLACEMENTS CENTERLINE.
    - STATIONS OF BENDS, CLEANOUTS, VALVES AND CORPORATION STOPS.
    - DENOTE BENCH MARK REFERENCE USED.
    - PERIODIC OFFSETS.
    - RECORD DETAILS NOT SHOWN ON THE ORIGINAL CONTRACT DOCUMENTS. ANY FIELD CHANGES OF DIMENSIONS AND DETAILS AND ANY CHANGES MADE BY CHANGE ORDER OR FIELD ORDER.
    - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL NOT BE ISSUED UNTIL AS-BUILT INFORMATION IS ACCEPTABLE.
    - PROVIDE TWO (2) SETS OF FINAL COMPLETE RECORD DRAWINGS. CONTRACTOR SHALL FURNISH AS-BUILT DATA ON PLAN SHEETS.
17. ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN WILL REQUIRE SIGN-OFF FROM AN ENGINEER LICENSED IN THE STATE OF NEW YORK THAT THE WORK WAS BUILT ACCORDING TO THE APPROVED SITE PLAN AND APPLICABLE CITY OF WATERTOWN STANDARDS. COMPACTION TESTING WILL BE REQUIRED FOR ALL WORK TO BE PERFORMED WITHIN THE CITY OF WATERTOWN MARGIN AND MUST BE SUBMITTED TO THE CITY OF WATERTOWN CODES DEPARTMENT.
18. ALL WATER MAIN AND SERVICE WORK MUST BE COORDINATED WITH THE CITY OF WATERTOWN WATER DEPARTMENT. THE WATER DEPARTMENT REQUIREMENTS SUPERCEDE ALL OTHER PLANS AND SPECIFICATIONS PROVIDED.
19. UPON COMPLETION OF STORM SEWER FACILITIES AND ESTABLISHMENT OF VEGETATION, THE NEW AND EXISTING STORM SYSTEMS RECEIVING RUNOFF FROM THIS SITE SHALL BE CLEANED OF DEBRIS. ONLY AT THIS TIME SHALL THE EROSION AND SEDIMENTATION CONTROL MEASURES BE REMOVED.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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Fax: (315)782-1472

ACCESS DRIVE AND INFIRMARY ADDITION
SISTERS OF SAINT JOSEPH
1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRM
ISSUE DATES:	07/19/2016

EXISTING CONDITIONS PLAN

CD-100

LEGEND	EXISTING	PROPOSED
5' CONTOUR	155	155
1' CONTOUR	154	154
PROPERTY LINE	PL PL	PL PL
RIGHT OF WAY		
SETBACK		
BUILDING		
ASPHALT PAVEMENT		
CURB		
SIDEWALK		
EDGE OF GRAVEL		
FENCE		
WATERLINE	Wx Wx	W W
SANITARY SEWER	SSx SSx	SS SS
STORM SEWER	SDx SDx	SD SD
OVERHEAD UTILITIES	OUx OUx	OU OU
UNDERGROUND ELECTRIC	Ex Ex	E E
GAS	Gx Gx	G G
FIRE HYDRANT		
WATER VALVE	W	
SANITARY MANHOLE	S	
STORM MANHOLE	D	D
CATCH BASIN	CB CB	CB CB
UTILITY POLE AND GUY		
LIGHT POLE		

PLANNING DATA

ZONING: RESIDENCE B
USE: HOUSING/NURSING HOME (32,900 SF)

ITEM	REQUIRED	AS PROVIDED
MIN. LOT AREA	6,000 SQ. FT. (0.14 ACRES)	649,044 SQ. FT. (14.90 ACRES)
MIN. FRONTAGE	60'	1,102.44' (EXISTING)
MIN. FRONT SETBACK	20'	±260' (EXISTING)
MIN. REAR YARD SETBACK	25'	570' (ADDITION)
MIN. SIDE YARD SETBACK	5'	±76' (EXISTING)
MAX. BUILDING COVERAGE	35%	5%
PARKING REQUIREMENTS - RESIDENTIAL (1 SPACE PER ROOM) (43 ROOMS * 1 PER ROOM = 43 SPACES) NURSING (1 PER 3 BEDS) (29 BEDS / 3 = 10 SPACES)	53 SPACES	42 SPACES (31 PAINTED) (9 UNPAINTED) (2 GARAGE)
HANDICAPPED SPACES (PER ADA)	2 SPACES	2 SPACES

GENERAL INFORMATION

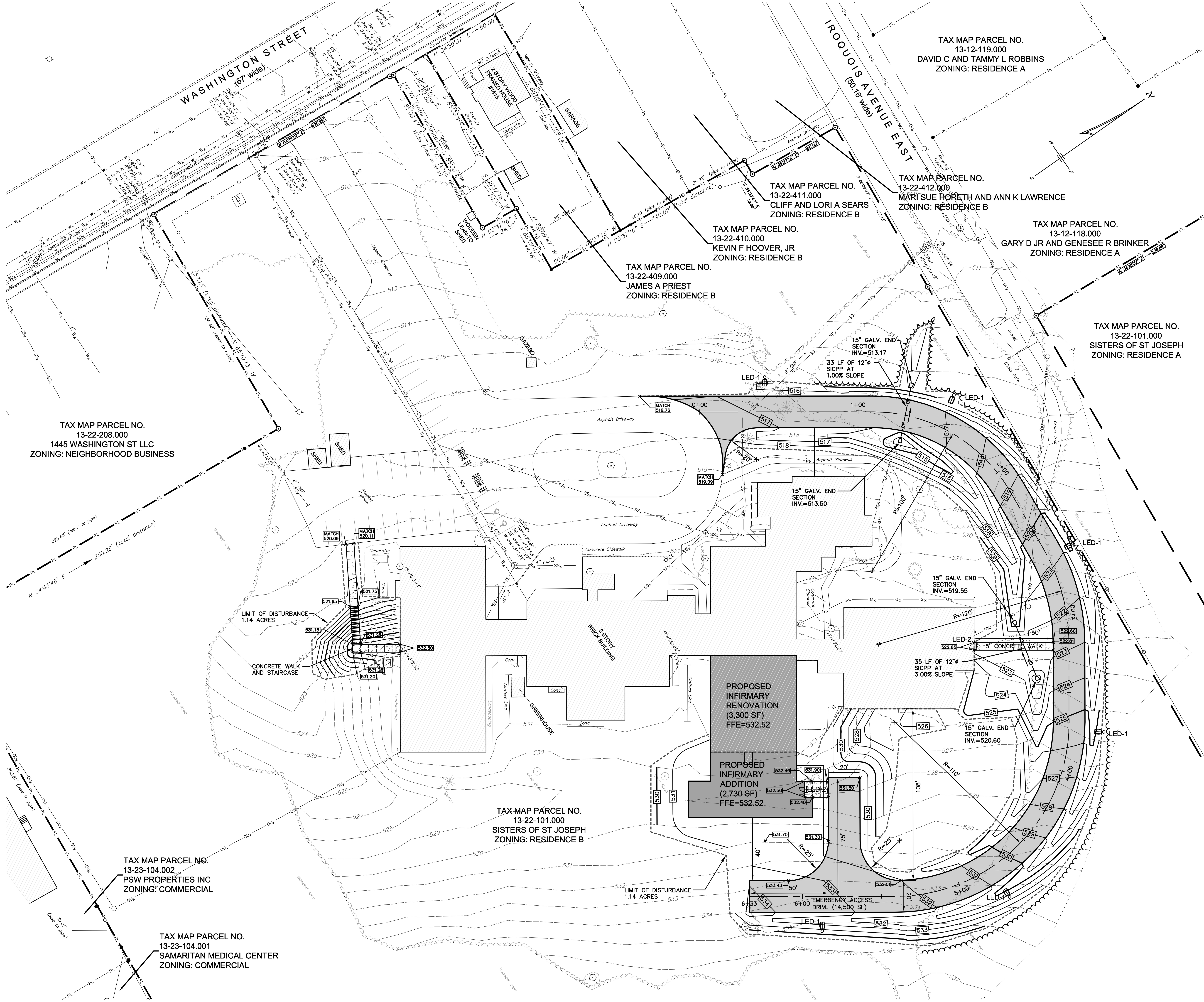
WATER SUPPLY SYSTEM	EXISTING 4" WATER SERVICE TO CITY MUNICIPAL SYSTEM
SANIATARY SEWER SYSTEM	EXISTING 6" GRAVITY LATERAL TO CITY MUNICIPAL SYSTEM
LIMITS OF DISTURBANCE	1.14 ACRES

SITE LIGHTING SCHEDULE

SYMBOL	FIXTURE	MOUNTING HEIGHT	QUANTITY
LED-1	RDG-E04-LED-E-U-SL4-BK BY EATON LIGHTING	21' MOUNTING HEIGHT (WITH CONCRETE BASE)	6
LED-2	IST-E02-LED-E1-BL4-BZ BY EATON LIGHTING	10' MOUNTING HEIGHT (MOUNTED ON BUILDING)	2

TRAFFIC INFORMATION
(ITE TRAFFIC GENERATION, 7TH EDITION)

WEEKDAY, AM	ENTERING EXITING	5 5
WEEDKDAY, PM	ENTERING EXITING	9 6



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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07/19/2016

SITE DEVELOPMENT PLAN

CS-100

LEGEND — EXISTING — PROPOSED

- 5' CONTOUR (155)
- 1' CONTOUR (154)
- PROPERTY LINE (PL)
- RIGHT OF WAY
- SETBACK
- BUILDING
- ASPHALT PAVEMENT
- CURB
- SIDEWALK
- EDGE OF GRAVEL
- FENCE
- WATERLINE (W_x / W)
- SANITARY SEWER (SS_x / SS)
- STORM SEWER (SD_x / SD)
- OVERHEAD UTILITIES (OU_x / OU)
- UNDERGROUND ELECTRIC (E_x / E)
- GAS (G_x / G)
- FIRE HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- UTILITY POLE AND GUY
- LIGHT POLE

SITE LIGHTING SCHEDULE

SYMBOL	FIXTURE	MOUNTING HEIGHT	QUANTITY
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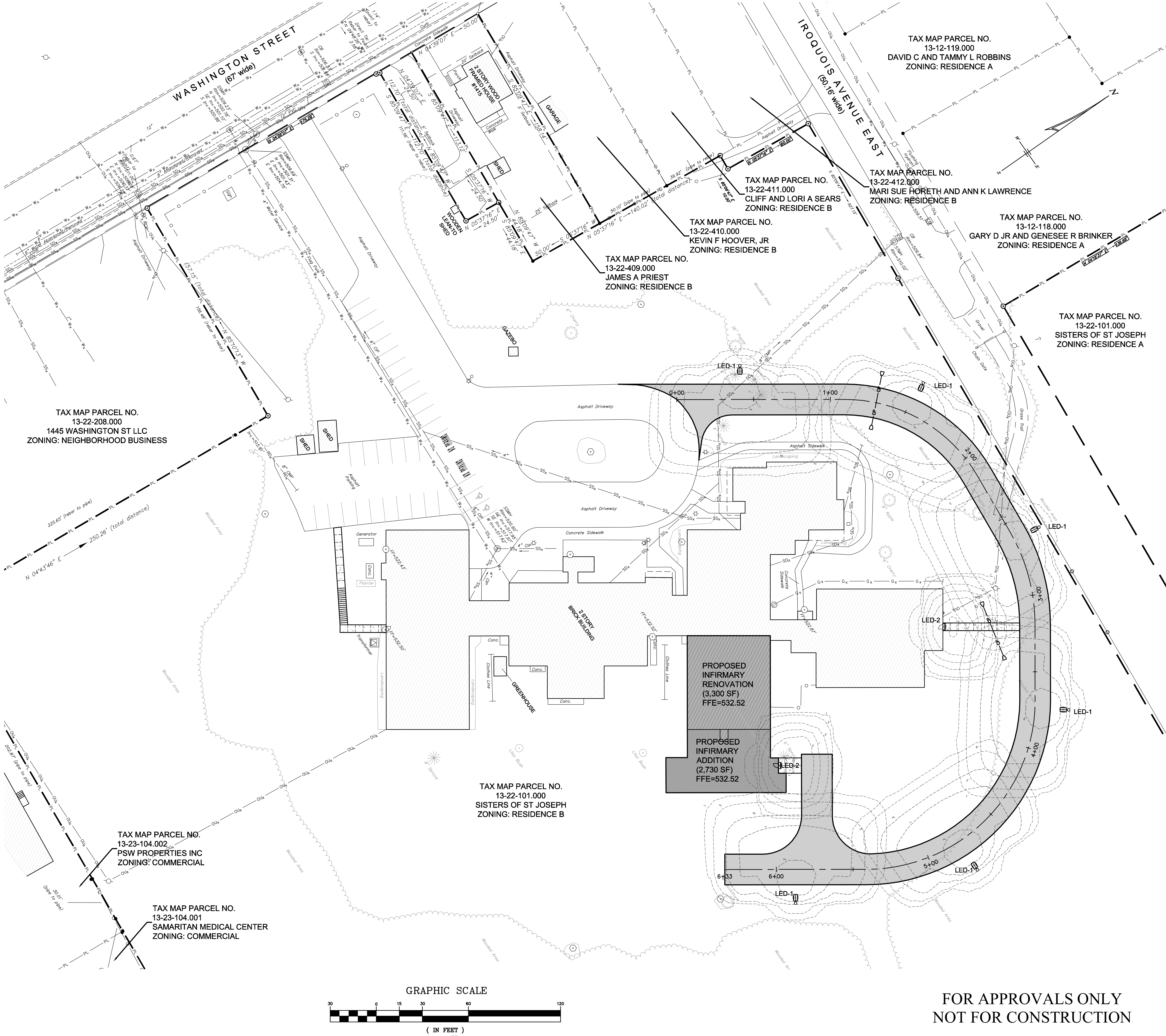

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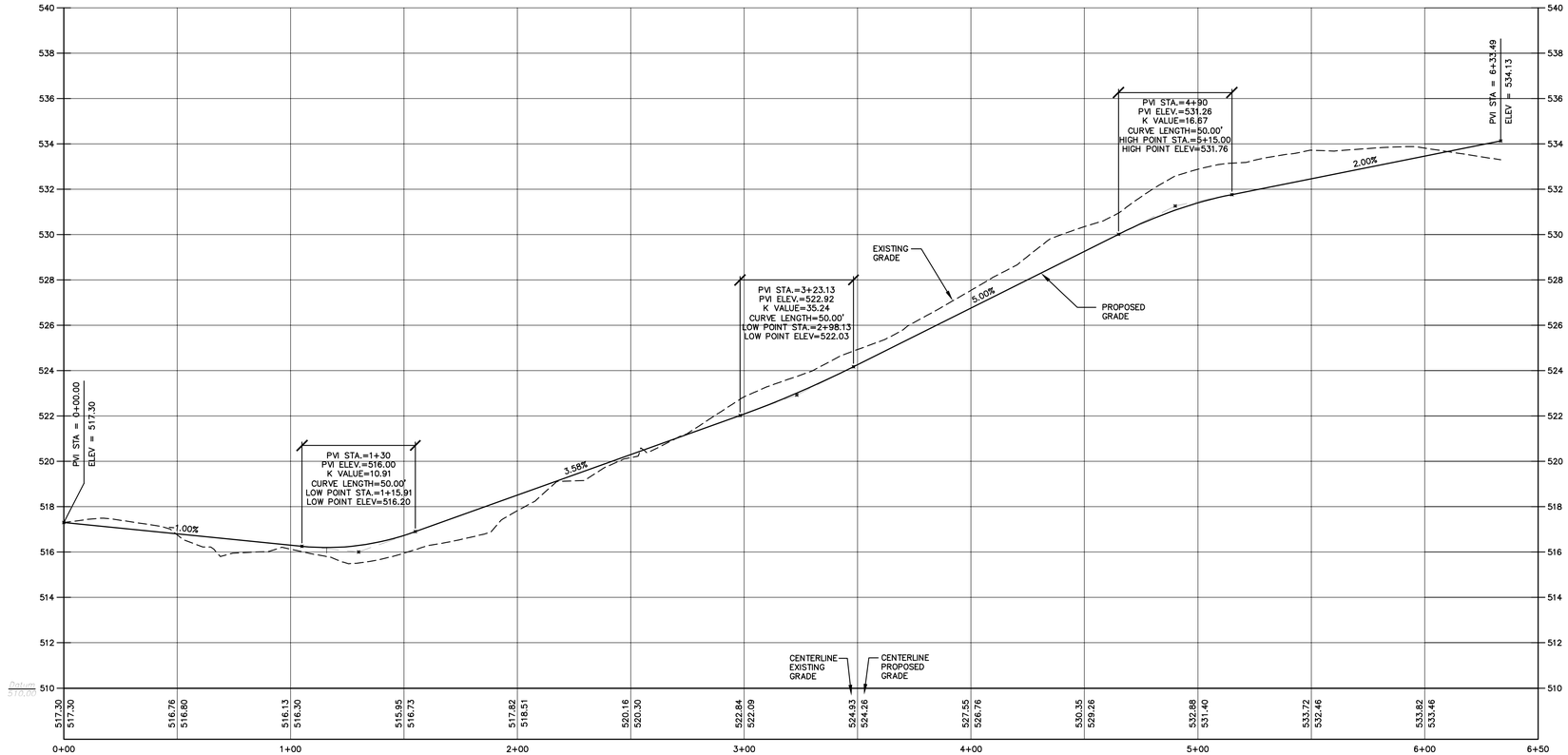
PHOTOMETRIC PLAN

CP-100



EMERGENCY ACCESS DRIVE CENTERLINE PROFILE

SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

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DRAWN BY: CWT
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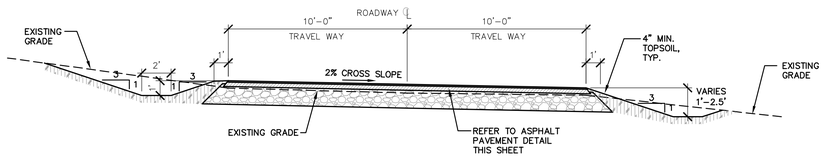
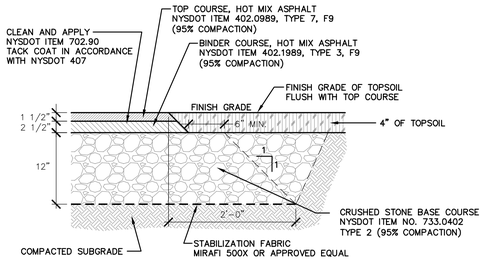
ISSUE DATES:
07/19/2016

ACCESS DRIVE
CENTERLINE PROFILE

CG-200

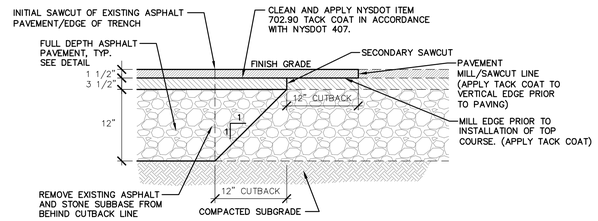


1 TYPICAL SECTION (EMERGENCY ACCESS DRIVE)
NOT TO SCALE

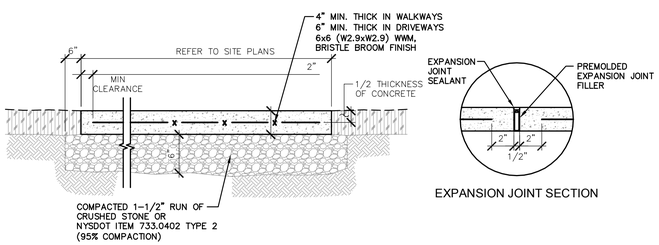


NOTES:
1. ALL HMA COMPACTION WILL BE TO 95% MADMTD (MIXTURE'S AVERAGE DAILY MAXIMUM THEORETICAL DENSITY) PER NYS DOT SPECIFICATIONS FOR HMA COMPACTION 402-3.07 BASE COURSE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DENSITY.
2. FIELD VERIFICATION OF COMPACTION SHALL BE BY NUCLEAR DENSITY TESTING METHODS

2 TYPICAL ASPHALT PAVEMENT DETAIL
NOT TO SCALE

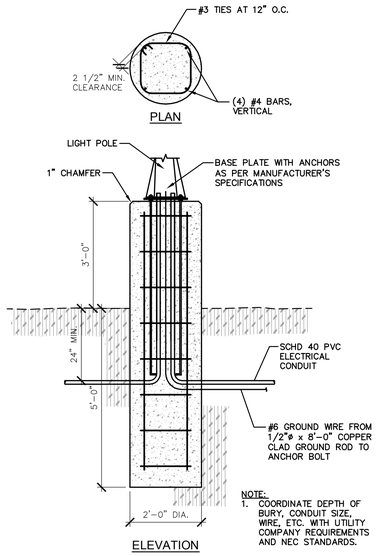


3 TYPICAL ASPHALT PAVEMENT JOINT DETAIL
NOT TO SCALE



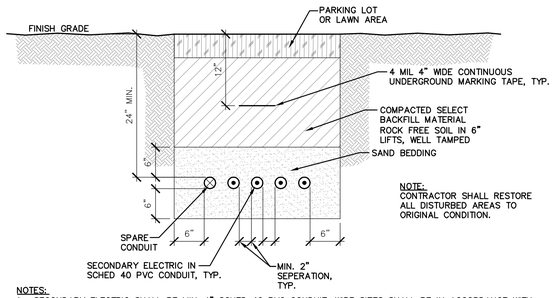
NOTES:
1. CONCRETE WALK EXPANSION JOINTS TO COINCIDE AT 20' O.C. MAX.,
2. CONTRACTION JOINTS TO BE SPACED EVENLY AT 4' to 6' O.C. MAX. BOTH DIRECTIONS. CONTRACTION JOINT SPACING SHALL BE SPACED SYMMETRICALLY BASED UPON THE SIDEWALK WIDTH BEING CONSTRUCTED.
   (I.E. 6' WIDE WALK – 6' CONTROL JOINTS
   5' WIDE WALK – 5' CONTROL JOINTS
   8' WIDE WALK – 4' CONTROL JOINTS)
3. EXPANSION JOINTS TO BE 1/2" WIDE FILLED WITH PREMOLDED JOINT FILLER AND SEALANT CONFORMING TO ASTM D1752 TYPE II.
4. CONTROL/CONTRACTION JOINTS SHALL BE TOOLED OR SAW CUT JOINT WITH A DEPTH OF 1/4 THE CONCRETE THICKNESS.
5. CONCRETE SHALL BE MIN. 4,500 PSI.

4 TYPICAL CONCRETE WALK DETAIL
NOT TO SCALE



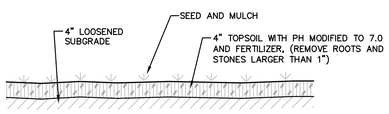
NOTE:
1. COORDINATE DEPTH OF BURY, CONDUIT SIZE, WIRE, ETC. WITH UTILITY COMPANY REQUIREMENTS AND NEC STANDARDS.

5 TYPICAL LIGHT POLE BASE DETAIL
NOT TO SCALE



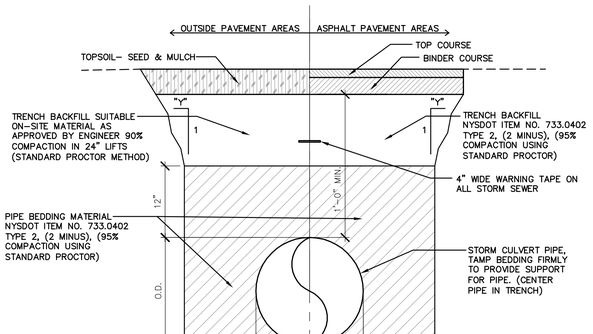
NOTES:
1. SECONDARY ELECTRIC SHALL BE MIN. 1" SCHED 40 PVC CONDUIT. WIRE SIZES SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
2. ALL BURIAL TYPE CONDUITS, SIZES, NUMBER, AND WIRES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITIES.
3. WIDTH OF TRENCH IS DEPENDENT UPON THE NUMBER OF CONDUITS AND ARRANGEMENT REQUIRED BY EACH RESPECTIVE UTILITY COMPANY.

6 TYPICAL SECONDARY ELECTRICAL TRENCH DETAIL
NOT TO SCALE



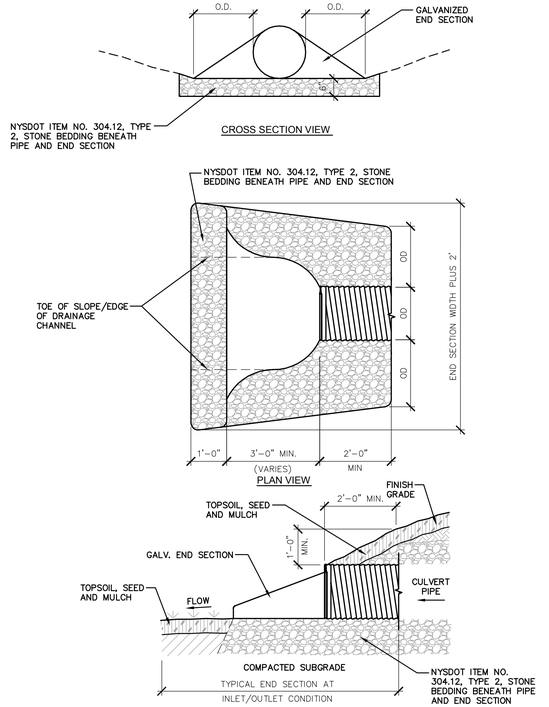
NOTE:
PROVIDE SOIL TESTS WITH SEED, FERTILIZER AND MULCH RECOMMENDATIONS (ONE PER EACH 5 ACRES OF SEEDING AND MIN. ONE PER TOPSOIL STOCKPILE)

7 TYPICAL TOPSOIL REPLACEMENT DETAIL
NOT TO SCALE



NOTES
1. DIMENSIONS 'X' AND 'Y' SHOWN ABOVE SHALL BE DETERMINED BY CONTRACTOR TO COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE AND ALL OTHER APPLICABLE SAFETY STANDARDS.
2. SAFETY SHEETING OR TRENCH BOX MAY BE USED IN PLACE OF SLOPED TRENCH WALLS.
3. SHEETING, WHEN REQUIRED, TO BE CUT OFF AT LEAST 5 FEET BELOW STREET AND A MINIMUM OF 1 FOOT ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR PVC PIPE ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
4. TRENCHES LOCATED WITHIN 5' OF ROAD SHOULDERS SHALL BE TREATED THE SAME AS UNDER PAVEMENT.
5. PIPE TO TRENCH WALL DISTANCE MAY BE REDUCED WHEN INSTALLED IN SAWCUT ROCK TRENCH.

8 TYPICAL CULVERT TRENCH DETAIL
NOT TO SCALE



9 TYPICAL OUTLET PIPE END SECTION DETAIL
NOT TO SCALE

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ACCESS DRIVE AND INFIRMARY ADDITION
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1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO: 2014-131.002
SCALE: AS NOTED
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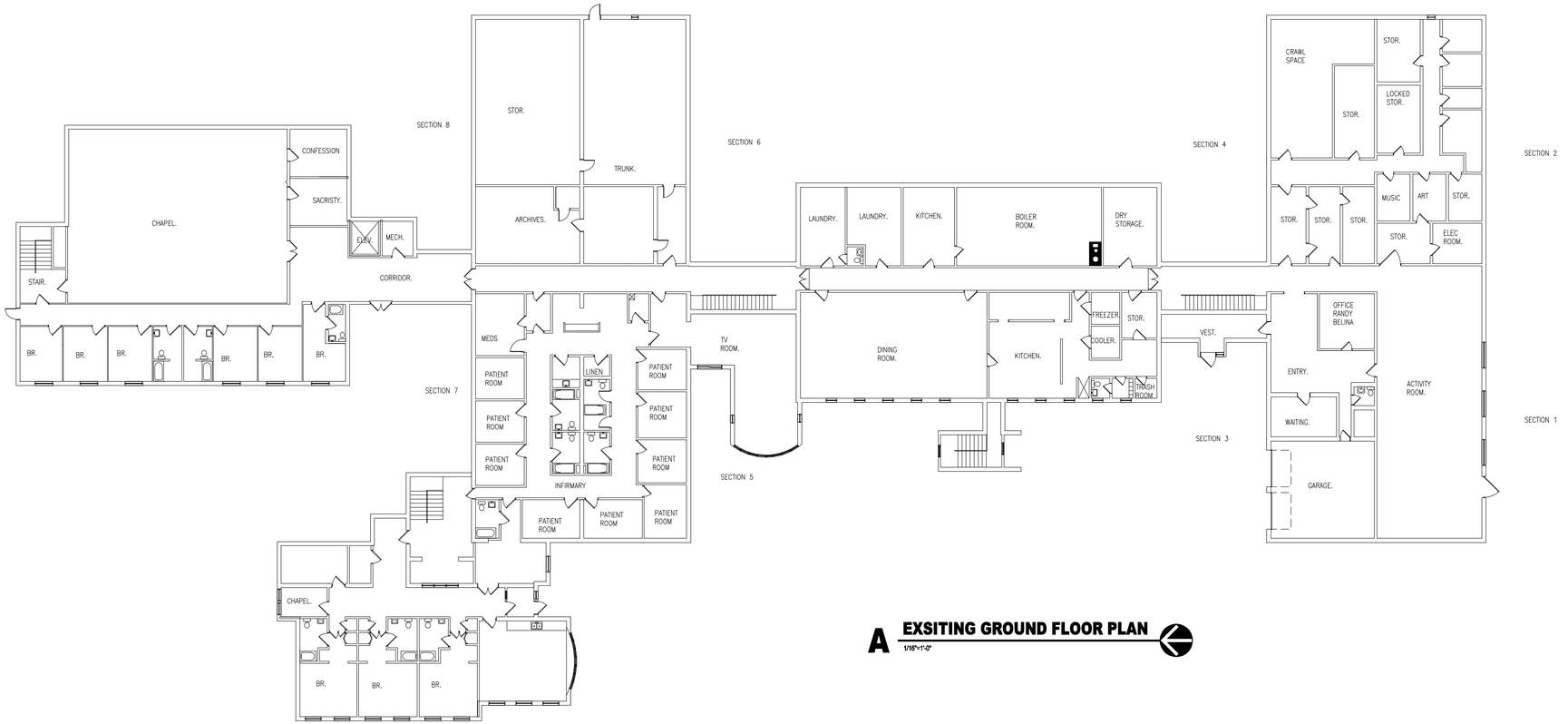
CHECKED BY: MRM
ISSUE DATES: 07/19/2016

SITE DETAILS

CS-500



A **EXSITING GROUND FLOOR PLAN**
1/16"=1'-0"

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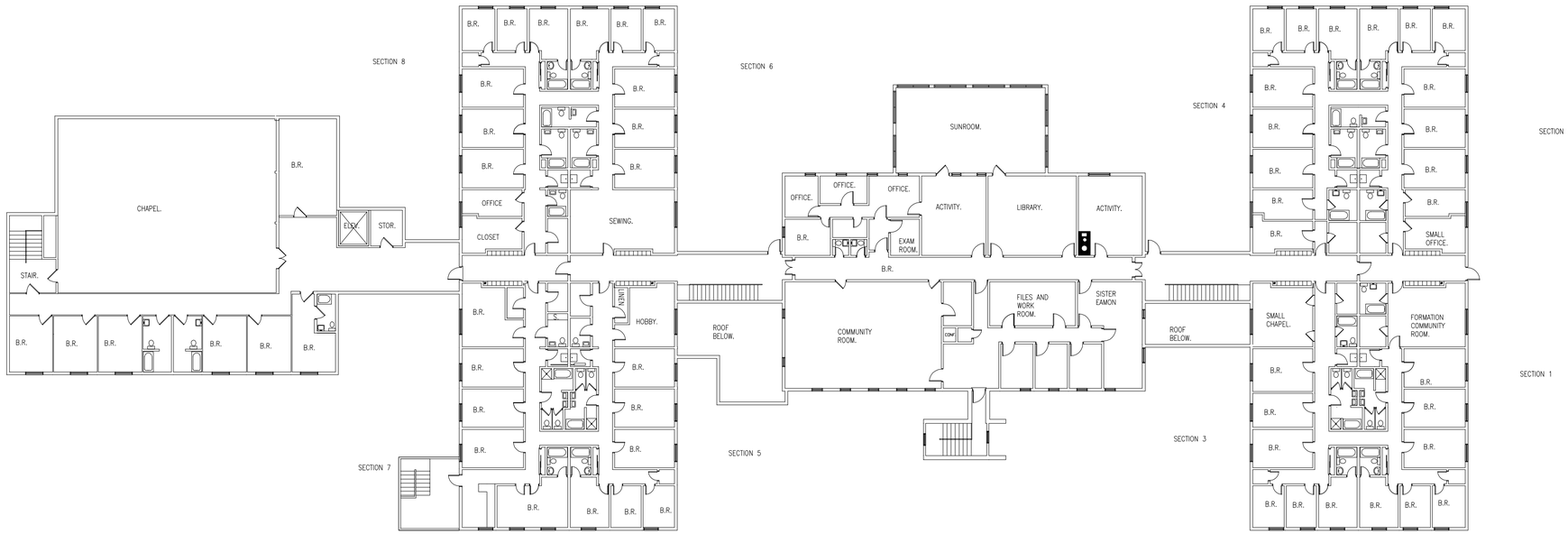
SISTERS OF SAINT JOSEPH RENOVATION AND ADDITION

1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1/16"=1'0"
DRAWN BY:	PJC JR
CHECKED BY:	
ISSUE DATES:	4/19/16

EXISTING GROUND FLOOR PLAN

A100



A EXISTING FIRST FLOOR PLAN
1/16"=1'-0"

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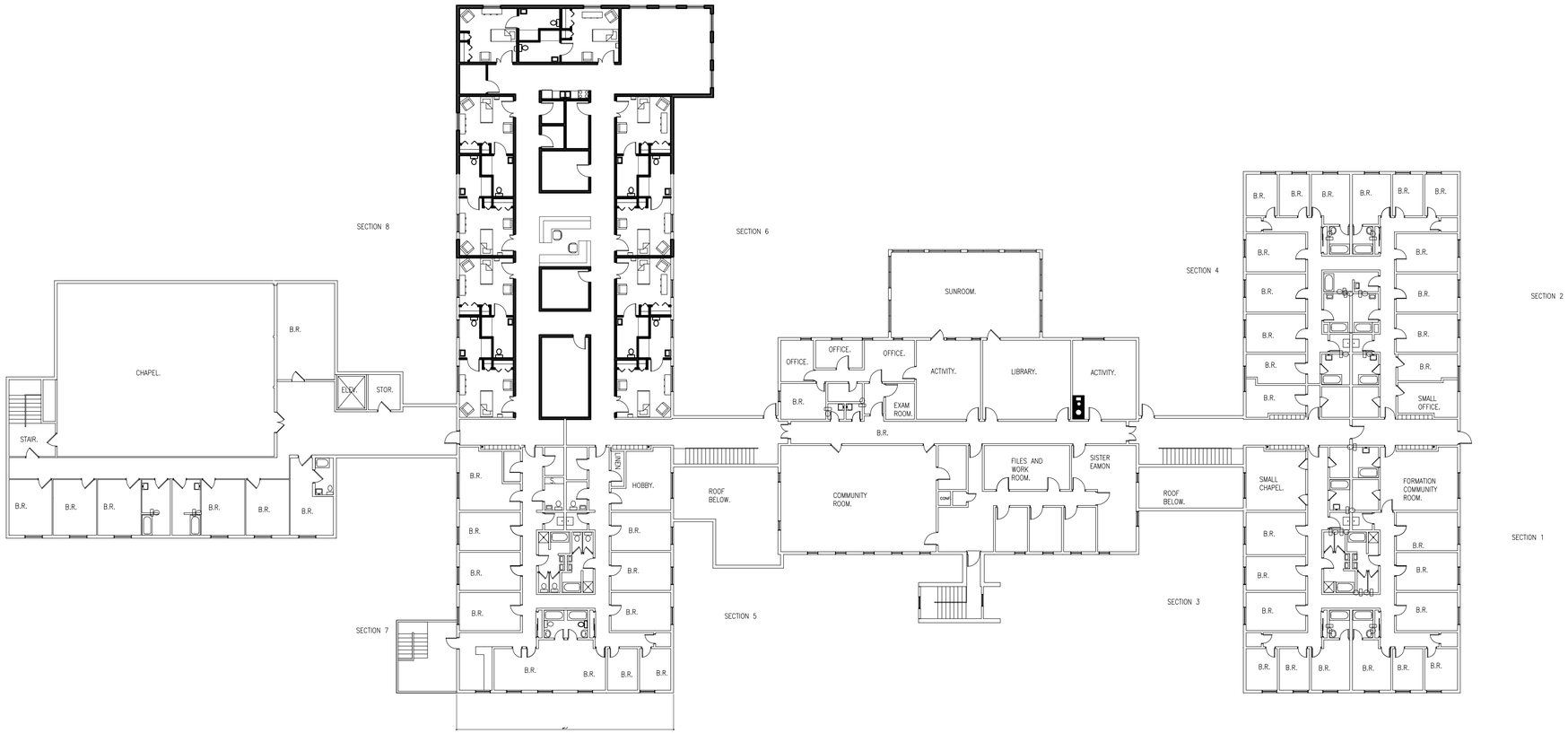
SISTERS OF SAINT JOSEPH
RENOVATION AND ADDITION
1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1/16"=1'0"
DRAWN BY:	PJC JR
CHECKED BY:	
ISSUE DATES:	4/19/16

EXISTING FIRST FLOOR PLAN

A101



A FIRST FLOOR PLAN
1/16"=1'-0"

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SISTERS OF SAINT JOSEPH RENOVATION AND ADDITION

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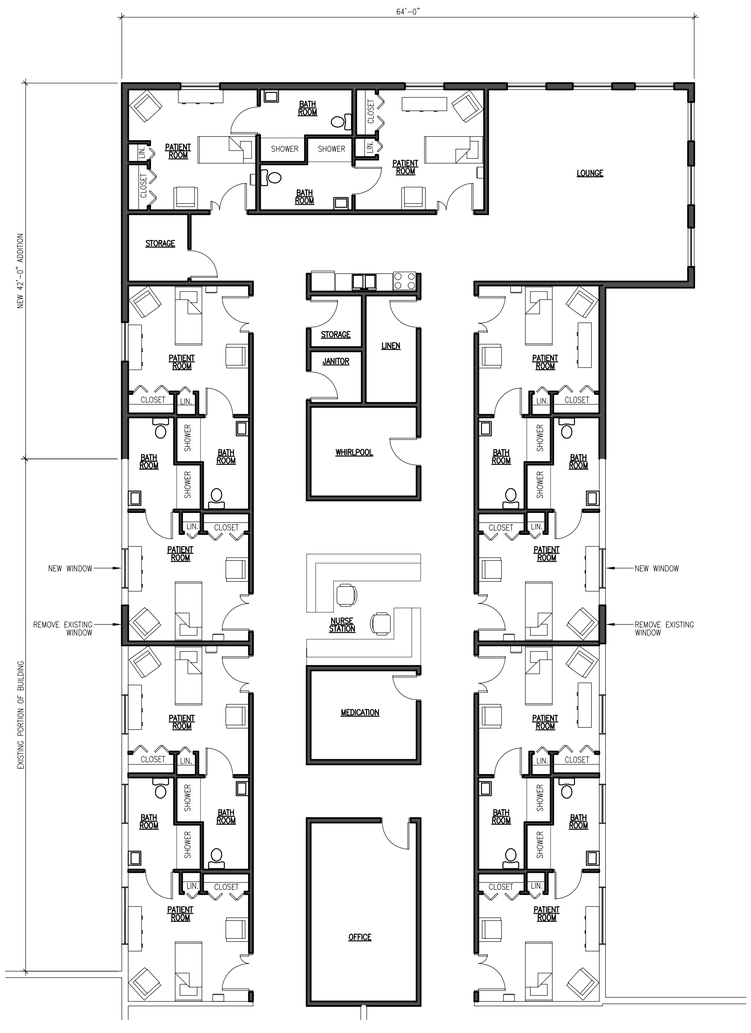
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1/16=1'0"
DRAWN BY:	PJC JR
CHECKED BY:	
ISSUE DATES:	4/19/16

FIRST FLOOR PLAN

A102



A ENLARGED FLOOR PLAN

1/8"=1'-0" ADDITION 2,500 Sq. Ft.

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SISTERS OF SAINT JOSEPH RENOVATION AND ADDITION

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CHECKED BY:	
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ENLARGED FLOOR PLAN

A103

PRELIMINARY ENGINEERING REPORT

SISTERS OF SAINT JOSEPH
ACCESS DRIVE AND INFIRMARY ADDITION
1425 WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK

Owner: Sisters of Saint Joseph
1425 Washington Street
Watertown, NY 13601

July 19, 2016

_____

Matthew R. Morgia, P.E.
Civil Engineer

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direction of a licensed professional engineer to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or her signature, date, and a specific description of alteration.

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

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Appendices

Appendix 1: Location Map
City of Watertown Zoning Map
City of Watertown GIS Floodplain & Wetlands Map
Soils Map
Soils Description

Appendix 2: Hydrologic and Hydraulic Analysis

Appendix 3: Traffic and Parking Calculations

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The Sisters of Saint Joseph facility is located within the City of Watertown at 1425 Washington Street. The 14.90 acre property currently has a two (2) story brick building, two (2) small sheds, driveway asphalt parking area, surrounding lawn area and undeveloped wooded area south and east of the main building. The property is located on Tax Map Parcel No. 13-22-101.000. This parcel is zoned Residence B.

1.2 Project Description

The project consists of a 2,730 sf Infirmary Addition to the south side of the Sisters of Saint Joseph Motherhouse and a 633' long, 20' wide emergency access drive. Other project components include a 3,300 sf renovation of existing assisted living space to modernize the Motherhouse's infirmary. Miscellaneous site improvements include concrete walks, site stairs, drainage, and site lighting.

1.3 Site Topography

The existing 14.90 acre site is comprised of a 30,200 SF Motherhouse building, access drive, asphalt parking area, surrounding lawn area and wooded area south and east of the Motherhouse building. The area surrounding the existing Motherhouse Building, access drive, asphalt parking, lawn and undeveloped vegetated lawn and wooded area all slope west toward Washington Street at a slope varying between 4% and 7% via sheet flow. Runoff from the northern portion of the property drains west towards the Motherhouse Building and is diverted a drainage swale around the Motherhouse Building, and northerly towards drainage structures within Iroquois Avenue East. Runoff from the western portion of the property drains west towards the Motherhouse building and is diverted via a drainage swale around the Motherhouse, and southerly towards a drainage ditch located on the adjacent Animal Hospital property, which discharges to the Washington Street storm sewer. The remaining westerly frontage slopes west towards Washington Street.

The developed area of the project is not located within a 100 year flood plain.

1.4 Soil Classification

The project site is located in the City of Watertown, which is an urban environment and consists primarily of previously developed area. According to the USDA Web Soil Survey for Jefferson County, New York, the project area is classified as a silt loam and is a Hydrologic Group D.

Soil Symbol	Soil Name	Hydrologic Group

BgB	Benson-Galoo Complex	D
FaB	Farmington Loam	D

2.0 WATER FACILITIES

2.1 Existing Water Facilities

There is a 12" municipal water main and two (2) 6" water mains located within Washington Street. The building is currently served by a 4" water service pipe connected to the east 6" water main located within Washington Street. Multiple fire hydrants are located along the west side of Washington Street providing fire protection for the property.

2.2 Proposed Water Facilities

No water utilities are proposed for this project.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

The Sisters of Saint Joseph Motherhouse is served by an existing 6" sanitary sewer lateral that exits the west side of the building and connects into a sanitary manhole within the 12" sanitary main located along the east side of Washington Street.

3.2 Proposed Sanitary Sewer Facilities

No sanitary sewer utilities are proposed for this project.

4.0 STORMWATER FACILITIES

4.1 Existing Drainage

This existing property includes a two (2) story brick building, two (2) small storage sheds and asphalt parking area and access drive. Existing site drainage generally flows east to west via sheet flow. Multiple catch basins are located adjacent to the site along Washington Street and Iroquois Avenue East. Runoff that is collected by one of the multiple catch basins adjacent to the site is piped north along Washington Street through the City storm sewer system, which discharges into the Black River and ultimately flows to Lake Ontario.

The existing site drainage and runoff conditions were analyzed utilizing the Rational Method. HydroCAD calculations can be found in Appendix #2. Runoff calculations were completed for the 10, 25, 50 and 100 year, 24 hour storm events. Peak discharge from the 25 year, 24 hour, storm event has been utilized for design and discussion purposes. The existing condition 25 year site discharge is 0.79 CFS.

4.2 Proposed Drainage

Grading is required along the east side of the existing building and building addition to ensure all runoff drains away from the building. A drainage ditch will be graded along both sides of the proposed emergency access drive to direct runoff around the north side of the Motherhouse building. A 12" SICPP culvert will be installed under the emergency access drive to direct runoff from the northern portion of the site to drain northwest toward a catch basin located along Iroquois Avenue East, similar to existing conditions. The existing southern portion of the site drains east toward Washington Street, via a drainage ditch located on the adjacent Animal Hospital property. The western property frontage will continue to drain west by sheet flow towards Washington Street.

The proposed conditions 25 year, 24 hour storm, peak discharge is 0.84 CFS. The increase in stormwater runoff from existing to proposed conditions is attributed to an approximate 0.54 acres of additional impervious area being constructed as part of the proposed building addition and emergency access drive.

5.0 ROADS / DRIVEWAYS

5.1 Existing Roads / Driveways

The project site is accessed from the Washington Street entrance drive. The site contains a small internal access drive drop off loop, and parking along to the west of the Motherhouse. There are currently forty-two (42) existing parking spaces, serving the seventy-five (75) bedroom Motherhouse.

5.2 Proposed Roads / Driveways

A 633' LF x 20' wide emergency access drive will be constructed as part of the project to allow direct access to the modernized Motherhouse Infirmary. The proposed emergency access drive connects to the northern end of the existing drop off loop near the main entrance to the Motherhouse building. A turnaround will be provided at the end of the emergency access drive adjacent to the building addition. No additional parking is proposed as the Infirmary Addition and renovation will be reducing the bedroom count by two (2) to seventy-three (73). Additionally, the seventy-five (75) bedroom facility only utilizes fifty-three (53) of the bedrooms. Future planning includes further renovation of the entire facility to include expansion of the bedroom sizes and a reduction to fifty-three (53) bedrooms.

5.3 Traffic and Parking

Per the City of Watertown Zoning Laws (Section 310-45 and 310-47), one (1) parking space is required for every room for residential uses and one (1) parking space is required for every three (3) beds for Assisted Living/ Nursing Homes. The Sisters of Saint Joseph Motherhouse Building post-construction will contain forty-three (43) residential style bedrooms and twenty-nine (29) beds dedicated to assisted living portion of the Motherhouse. The resulting parking space requirement calculations equates to fifty-three (53) required parking spaces (Residential = 43 Parking Spaces, Assisted Living = 10 Parking Spaces). The proposed site has an existing parking lot with thirty-one (31) painted parking spaces and nine (9) unpainted parking spaces along the west edge of the existing access drive and directly east of the two (2) storage sheds for a total of forty (40) parking spaces plus two (2) parking spaces within the garage. The Sisters of Saint Joseph Motherhouse currently has seventy-five (75) rooms available for lodging, however many of the rooms are unused. Currently the Sisters of Saint Joseph Motherhouse houses thirty-five (35) nuns full time and three (3) priests, many of which do not own a vehicle. Only fifteen (15) nuns own vehicles and the Motherhouse has twelve (12) employee owned vehicles, bringing the total number of nuns and employees who utilize the existing parking area on a consistent basis to twenty-seven (27). There are also twelve (12) nuns who do not live at the Motherhouse full time but do have rooms to stay there when they are in the area. Part of this building and renovation is consistent with an overall masterplan to reduce the number of rooms at the Motherhouse from seventy-five (75) to around fifty-three (53) larger rooms. The proposed building addition and renovation actually reduces the number of rooms in the work area from twelve (12) rooms to

ten (10) rooms. Taking into account the number of nuns who are infirmed and don't own or utilize vehicles and the masterplan to reduce the number of rooms at the motherhouse, it seems very impractical to create additional parking spaces to meet the current City Zoning requirement of fifty-three (53) parking spaces.

Trip generation calculations were performed utilizing data from the ITE Trip Generation Manual, 7th Edition. The resulting anticipated trips to the existing building and also the building post-construction (includes proposed building addition). The Weekday AM Peak Hour generates approximately 5 trips/hour entering and 5 trips/hour exiting. The Weekday PM Peak Hour generates approximately 9 trips/hour entering and 6 trips/hour exiting. See Appendix C for calculations.

6.0 PRIVATE UTILITIES

6.1 Gas, Electric, Telephone and Cable

Existing gas, electric and communication services are located adjacent to the site along Washington Street. No new private utility connections are proposed.

7.0 LIGHTING

7.1 Existing Site Lighting

The existing site lighting is provided by multiple wall mounted lights mounted on the existing Motherhouse building and light poles located along the north side of the Washington Street entrance drive.

7.2 Proposed Site Lighting

A total of two (2) proposed building mounted LED wall pack cutoff light fixtures and six (6) pole mounted LED cutoff light fixture will be installed to illuminate the emergency access drive and areas adjacent to the building addition.

8.0 LANDSCAPING

8.1 Existing Landscaping

Existing landscape trees and shrubs are located along the perimeter of the building. Undeveloped wooded areas exist along the north, east and south property boundaries.

8.2 Proposed Landscaping

No additional landscaping is proposed for this project. The Motherhouse building and all existing and proposed site drives are surround by wooded area to the north, south and east.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, P.L.L.C.

Matthew R. Morgia, P.E.
Civil Engineer

APPENDIX #1

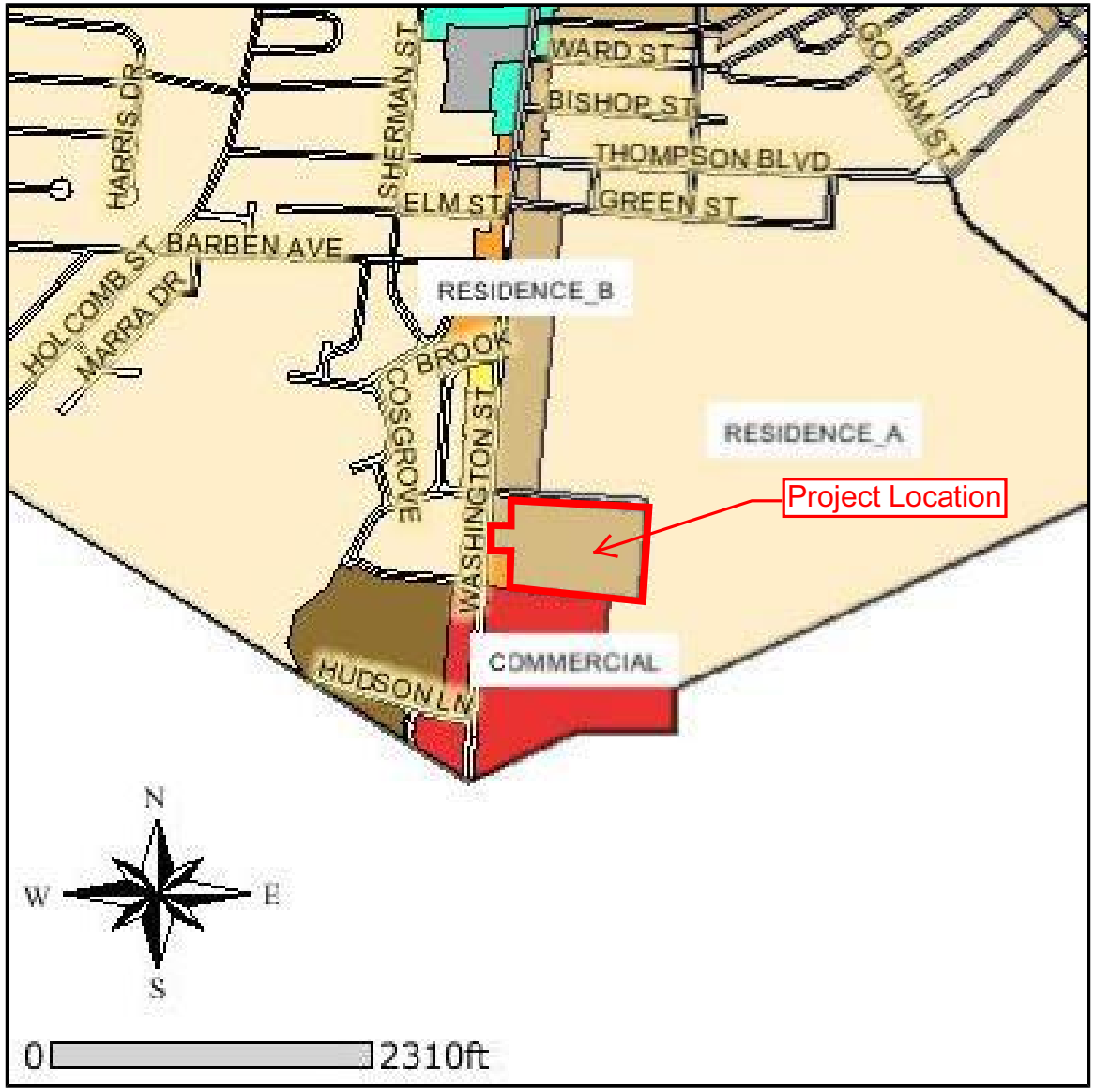
LOCATION MAP
CITY OF WATERTOWN ZONING MAP
CITY OF WATERTOWN GIS FLOODPLAIN & WETLANDS MAP
SOILS MAP
SOILS DESCRIPTION

Google earth

feet 1000

meters 500

Sisters of Saint Joseph
Zoning Map



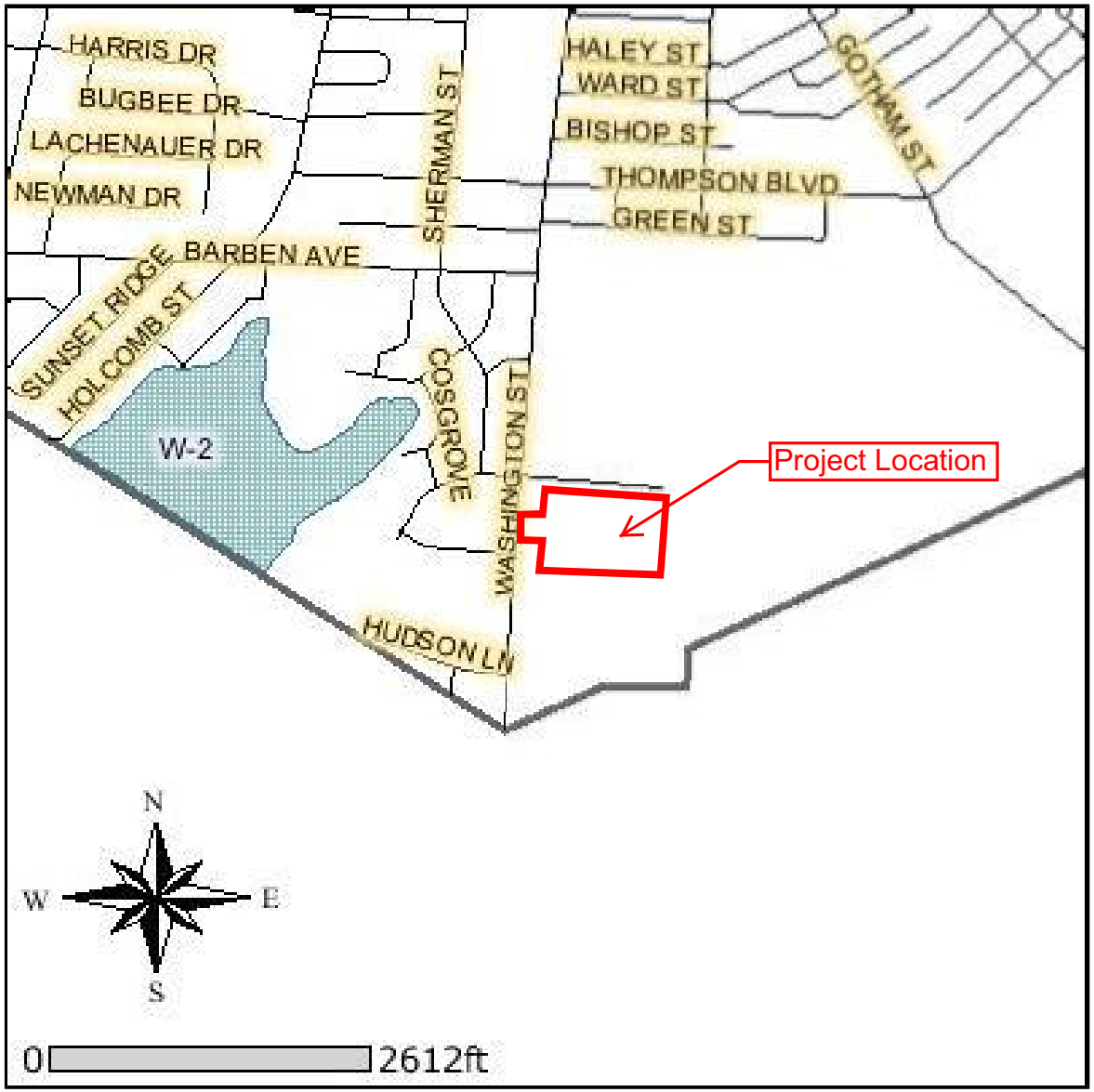
July 15, 2016

Disclaimer: **This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.**

Legend

- Roads
- Zoning
- Downtown Core
- River Development District
- DOWNTOWN
- WATERFRONT
- Open Space and Recreation
- COMMERCIAL
- HEALTH SERVICES
- HEAVY INDUSTRY
- LIGHT INDUSTRY
- LIMITED BUSINESS
- NEIGHBORHOOD BUSINESS
- PLANNED DEVELOPMENT
- RESIDENCE A
- RESIDENCE B
- RESIDENCE C
- City Boundary

SIsters of Saint Joseph
Flood & Wetlands Map



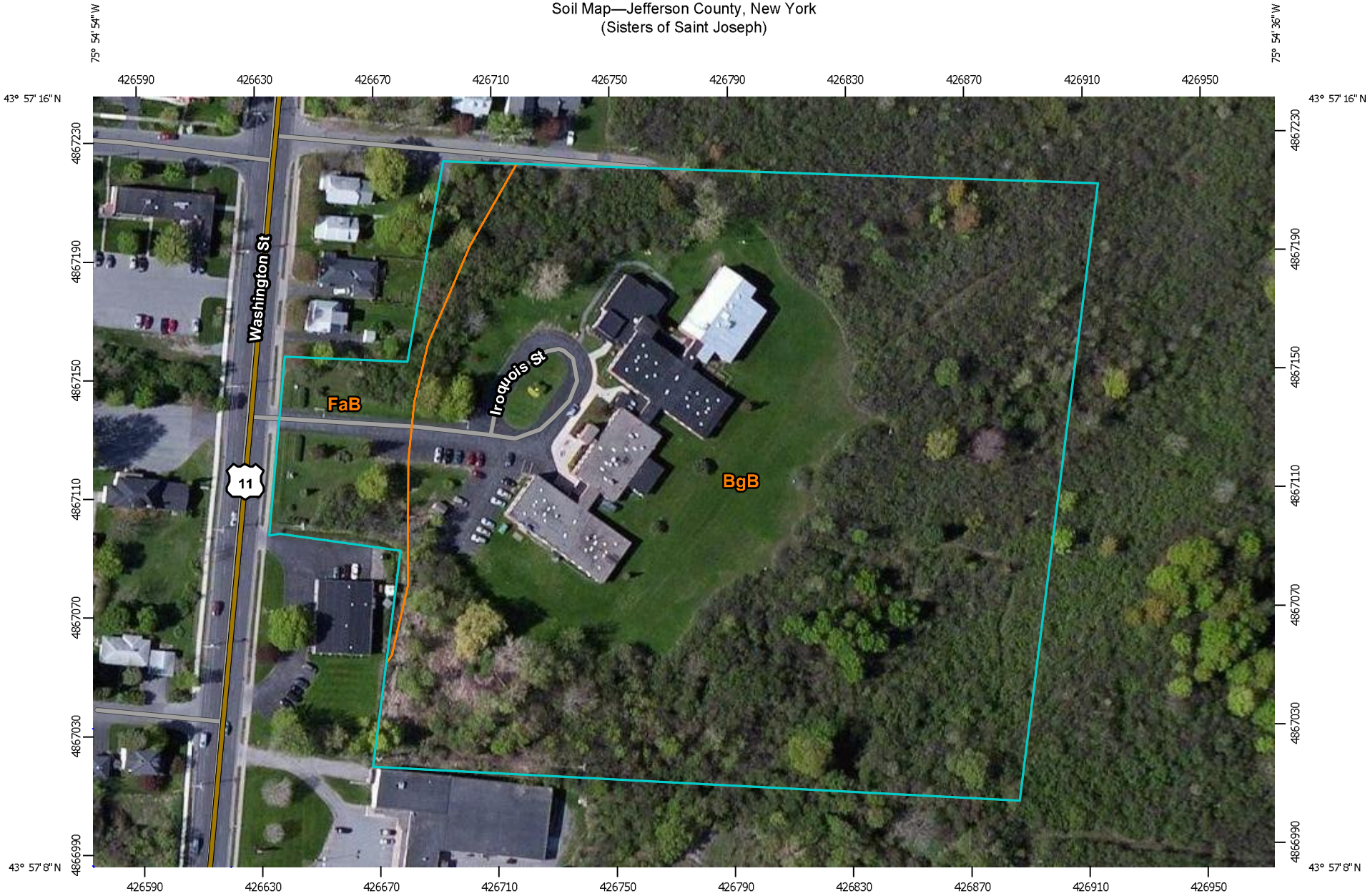
Legend

- Roads
- Wetlands
- Floodplains
- 100 Year Floodplain
- 500 Year Floodplain
- City Boundary

July 15, 2016

Disclaimer: This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

Soil Map—Jefferson County, New York
(Sisters of Saint Joseph)



Map Scale: 1:1,830 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York
Survey Area Data: Version 12, Sep 21, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 11, 2011—Jul 2, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

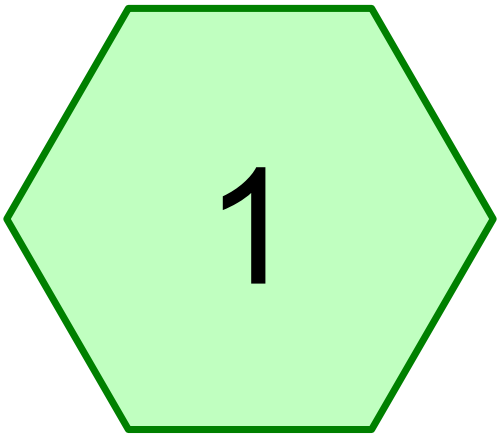
Map Unit Legend

Jefferson County, New York (NY045)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
BgB	Benson-Galoo complex, very rocky, 0 to 8 percent slopes	11.1	92.1%
FaB	Farmington loam, 0 to 8 percent slopes	1.0	7.9%
Totals for Area of Interest		**12.0**	**100.0%**

APPENDIX #2

HYDROLOGIC AND HYDRAULIC ANALYSIS

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472



EX DA 1

Subcat Reach Pond Link

Routing Diagram for 2014-131.002 Existing
Prepared by Microsoft, Printed 7/19/2016

Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
1.540	0.95	Impervious, 'D' Soil (1)
2.870	0.20	Lawn Area, 'D' Soil (1)
10.490	0.25	Woods, 'D' Soil (1)
14.900	**0.31**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
14.900	Other	1
14.900		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.540	1.540	Impervious, 'D' Soil	1
0.000	0.000	0.000	0.000	2.870	2.870	Lawn Area, 'D' Soil	1
0.000	0.000	0.000	0.000	10.490	10.490	Woods, 'D' Soil	1
0.000	**0.000**	**0.000**	**0.000**	**14.900**	**14.900**	**TOTAL AREA**	

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1 Runoff Area=14.900 ac 10.34% Impervious Runoff Depth>0.11"
Flow Length=1,230' Tc=53.5 min C=0.31 Runoff=0.65 cfs 0.137 af

Total Runoff Area = 14.900 ac Runoff Volume = 0.137 af Average Runoff Depth = 0.11"
89.66% Pervious = 13.360 ac 10.34% Impervious = 1.540 ac

Summary for Subcatchment 1: EX DA 1

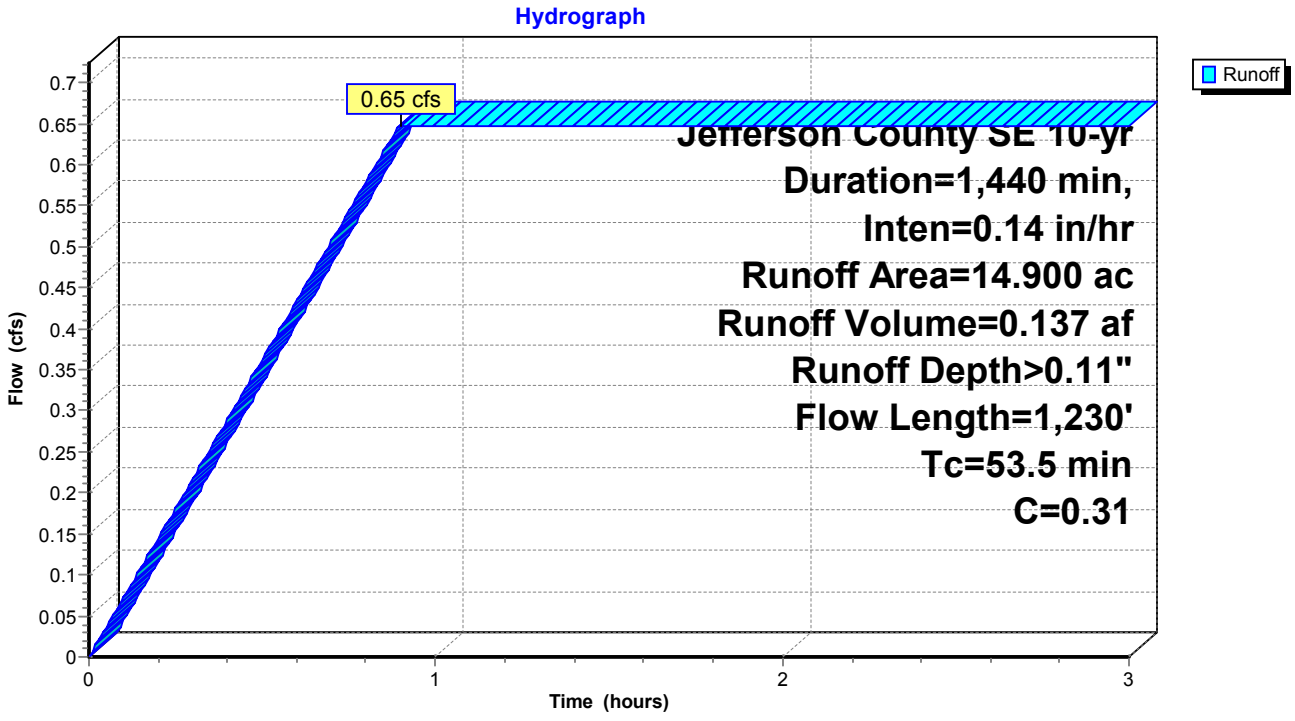
Runoff = 0.65 cfs @ 0.90 hrs, Volume= 0.137 af, Depth> 0.11"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
1.540	0.95	Impervious, 'D' Soil
2.870	0.20	Lawn Area, 'D' Soil
10.490	0.25	Woods, 'D' Soil
14.900	0.31	Weighted Average
13.360		89.66% Pervious Area
1.540		10.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Sheet Flow - Gravel Dive** Woods: Dense underbrush n= 0.800 P2= 2.50"
14.8	1,130	0.0650	1.27		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
53.5	1,230	Total			

Subcatchment 1: EX DA 1



Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1 Runoff Area=14.900 ac 10.34% Impervious Runoff Depth>0.13"
Flow Length=1,230' Tc=53.5 min C=0.31 Runoff=0.79 cfs 0.167 af

Total Runoff Area = 14.900 ac Runoff Volume = 0.167 af Average Runoff Depth = 0.13"
89.66% Pervious = 13.360 ac 10.34% Impervious = 1.540 ac

Summary for Subcatchment 1: EX DA 1

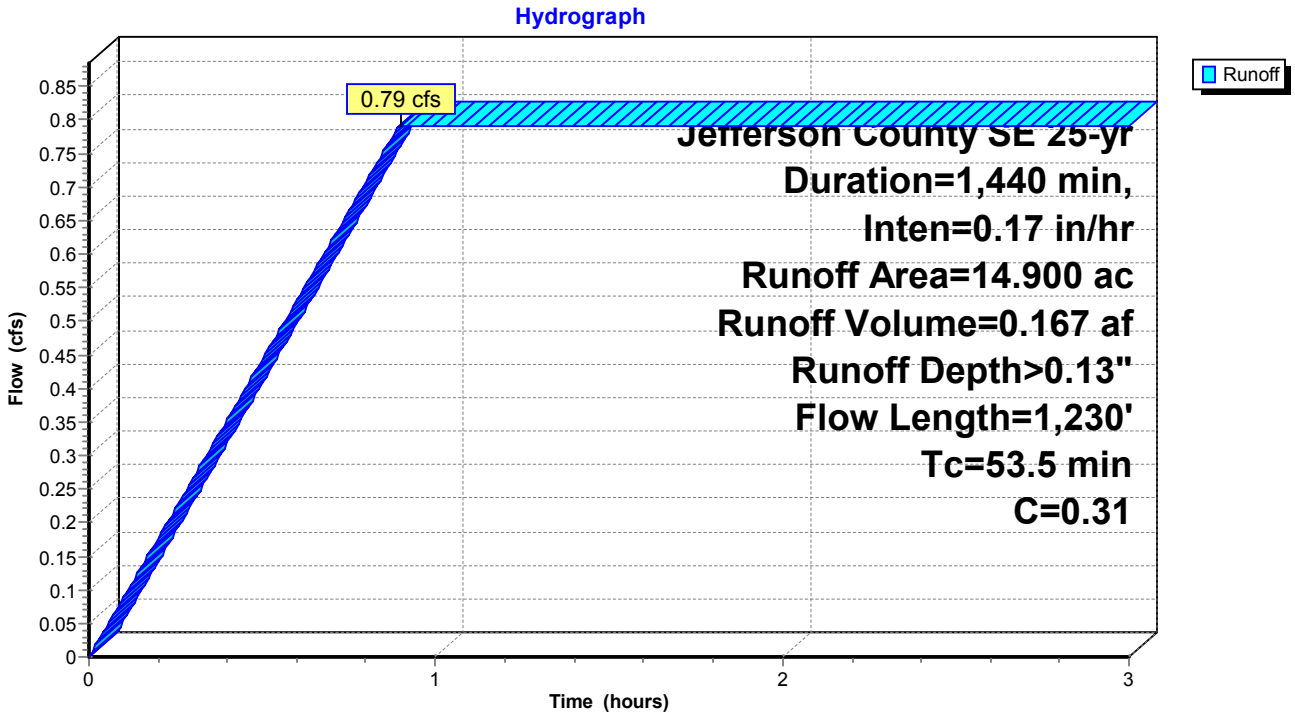
Runoff = 0.79 cfs @ 0.90 hrs, Volume= 0.167 af, Depth> 0.13"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
1.540	0.95	Impervious, 'D' Soil
2.870	0.20	Lawn Area, 'D' Soil
10.490	0.25	Woods, 'D' Soil
14.900	0.31	Weighted Average
13.360		89.66% Pervious Area
1.540		10.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Sheet Flow - Gravel Dive** Woods: Dense underbrush n= 0.800 P2= 2.50"
14.8	1,130	0.0650	1.27		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
53.5	1,230	Total			

Subcatchment 1: EX DA 1



Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1 Runoff Area=14.900 ac 10.34% Impervious Runoff Depth>0.16"
Flow Length=1,230' Tc=53.5 min C=0.31 Runoff=0.92 cfs 0.195 af

Total Runoff Area = 14.900 ac Runoff Volume = 0.195 af Average Runoff Depth = 0.16"
89.66% Pervious = 13.360 ac 10.34% Impervious = 1.540 ac

Summary for Subcatchment 1: EX DA 1

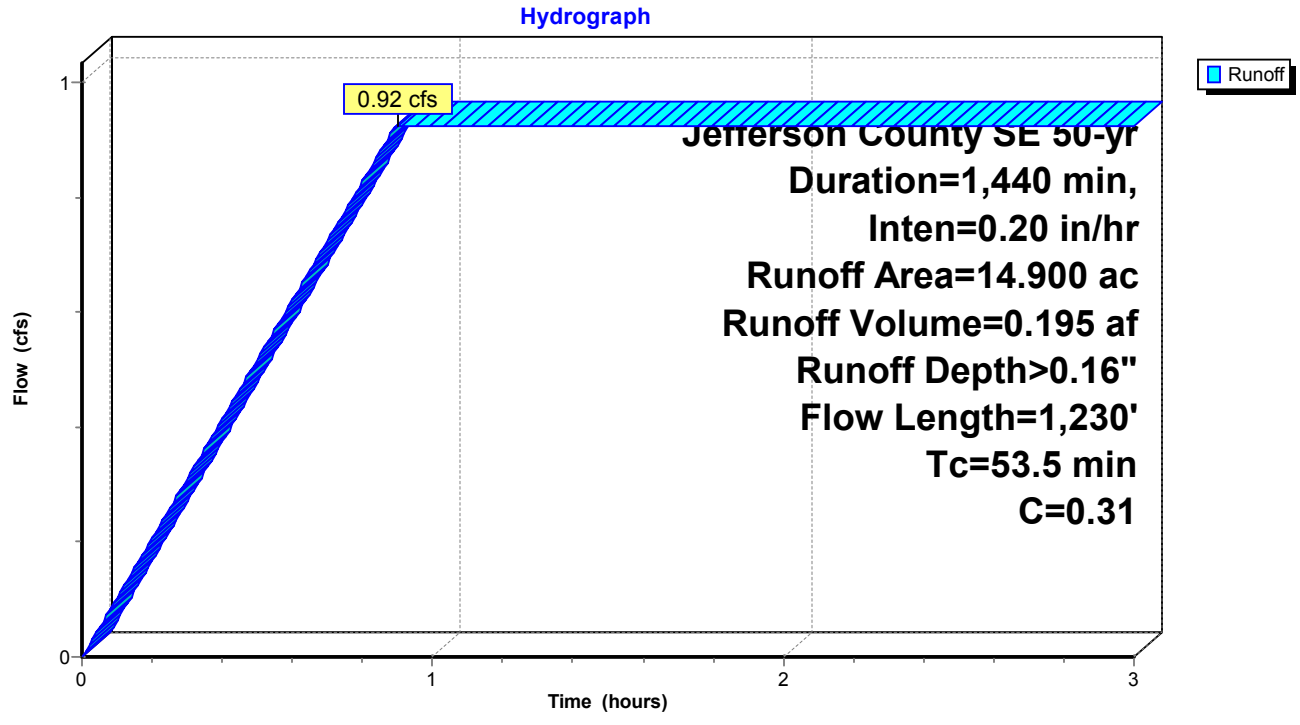
Runoff = 0.92 cfs @ 0.90 hrs, Volume= 0.195 af, Depth> 0.16"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
1.540	0.95	Impervious, 'D' Soil
2.870	0.20	Lawn Area, 'D' Soil
10.490	0.25	Woods, 'D' Soil
14.900	0.31	Weighted Average
13.360		89.66% Pervious Area
1.540		10.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Sheet Flow - Gravel Dive** Woods: Dense underbrush n= 0.800 P2= 2.50"
14.8	1,130	0.0650	1.27		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
53.5	1,230	Total			

Subcatchment 1: EX DA 1



Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: EX DA 1 Runoff Area=14.900 ac 10.34% Impervious Runoff Depth>0.18"
Flow Length=1,230' Tc=53.5 min C=0.31 Runoff=1.08 cfs 0.227 af

Total Runoff Area = 14.900 ac Runoff Volume = 0.227 af Average Runoff Depth = 0.18"
89.66% Pervious = 13.360 ac 10.34% Impervious = 1.540 ac

Summary for Subcatchment 1: EX DA 1

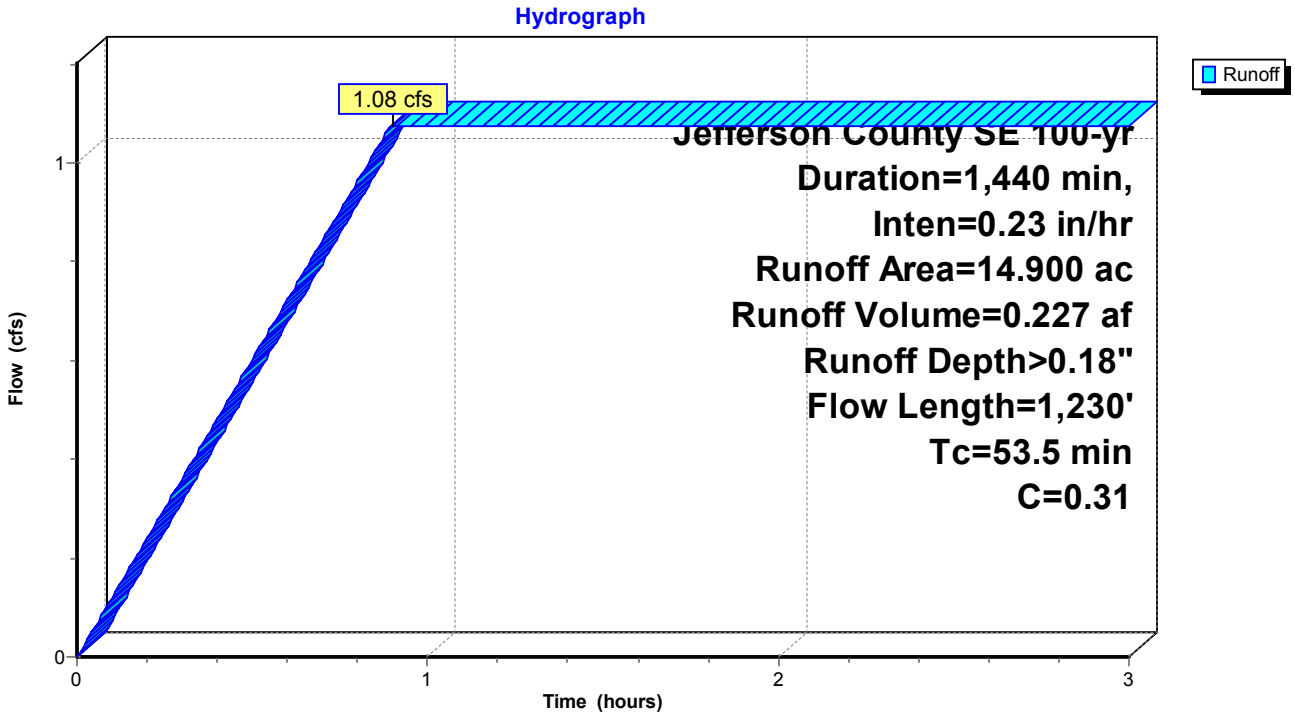
Runoff = 1.08 cfs @ 0.90 hrs, Volume= 0.227 af, Depth> 0.18"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

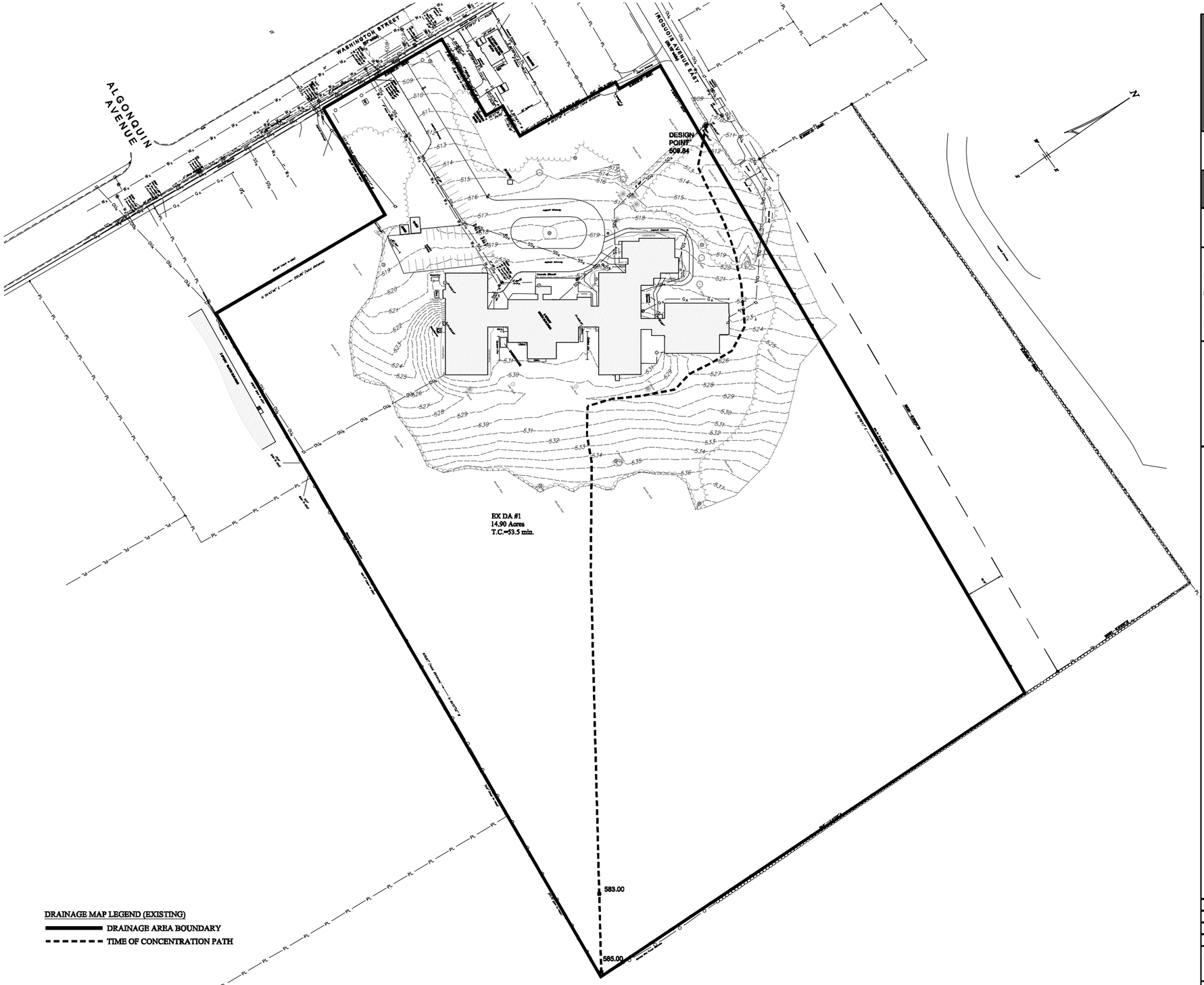
Area (ac)	C	Description
1.540	0.95	Impervious, 'D' Soil
2.870	0.20	Lawn Area, 'D' Soil
10.490	0.25	Woods, 'D' Soil
14.900	0.31	Weighted Average
13.360		89.66% Pervious Area
1.540		10.34% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Sheet Flow - Gravel Dive** Woods: Dense underbrush n= 0.800 P2= 2.50"
14.8	1,130	0.0650	1.27		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
53.5	1,230	Total			

Subcatchment 1: EX DA 1



LEGEND	EXISTING	PROPOSED
5' CONTOUR	155	155
1' CONTOUR	154	154
PROPERTY LINE	PL	PL
RIGHT OF WAY		
SETBACK		
BUILDING		
ASPHALT PAVEMENT		
CURB		
SIDEWALK		
EDGE OF GRAVEL		
FENCE		
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
OVERHEAD UTILITIES	OU	OU
UNDERGROUND ELECTRIC	E	E
GAS	G	G
FIRE HYDRANT		
WATER VALVE		
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
UTILITY POLE AND GUY		
LIGHT POLE		



DRAINAGE MAP LEGEND (EXISTING)

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION PATH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

AUBERTINE CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

522 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

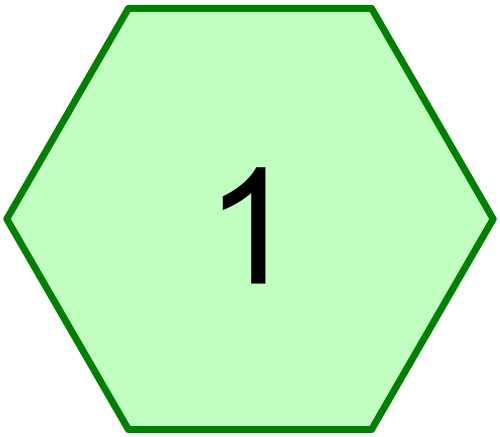
Phone: (315)782-2005
Fax: (315)782-1472

ACCESS DRIVE AND INFIRMARY ADDITION
SISTERS OF SAINT JOSEPH
1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRM
ISSUE DATES:	07/19/2018

EXISTING DRAINAGE AREA MAP

EX-1



PR DA 1

Subcat Reach Pond Link

Routing Diagram for 2014-131.002 Proposed
Prepared by Microsoft, Printed 7/19/2016

Area Listing (all nodes)

Area (acres)	C	Description (subcatchment-numbers)
1.950	0.95	Impervious, 'D' Soil (1)
2.880	0.20	Lawn Area, 'D' Soil (1)
10.070	0.25	Woods, 'D' Soil (1)
14.900	**0.33**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
14.900	Other	1
14.900		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	1.950	1.950	Impervious, 'D' Soil	1
0.000	0.000	0.000	0.000	2.880	2.880	Lawn Area, 'D' Soil	1
0.000	0.000	0.000	0.000	10.070	10.070	Woods, 'D' Soil	1
0.000	**0.000**	**0.000**	**0.000**	**14.900**	**14.900**	**TOTAL AREA**	

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1 Runoff Area=14.900 ac 13.09% Impervious Runoff Depth>1.08"
Flow Length=1,270' Tc=54.4 min C=0.33 Runoff=0.69 cfs 1.339 af

Total Runoff Area = 14.900 ac Runoff Volume = 1.339 af Average Runoff Depth = 1.08"
86.91% Pervious = 12.950 ac 13.09% Impervious = 1.950 ac

Summary for Subcatchment 1: PR DA 1

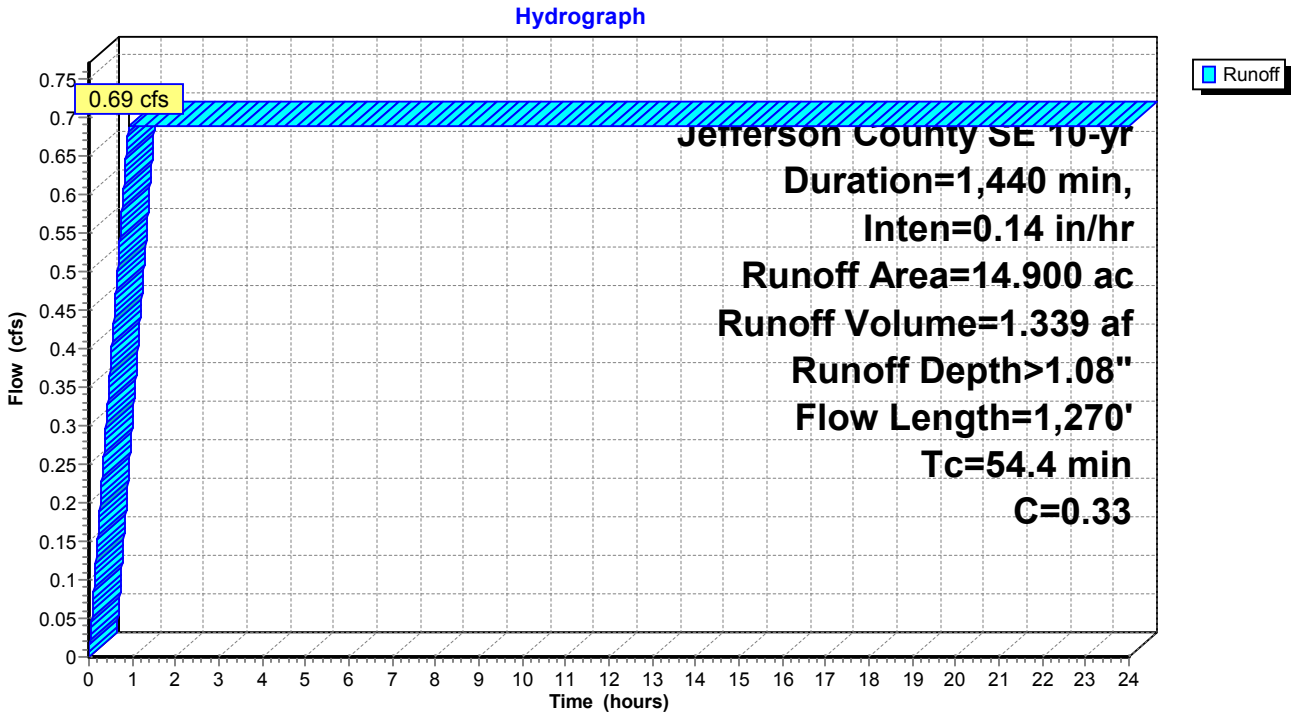
Runoff = 0.69 cfs @ 0.91 hrs, Volume= 1.339 af, Depth> 1.08"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Jefferson County SE 10-yr Duration=1,440 min, Inten=0.14 in/hr

Area (ac)	C	Description
1.950	0.95	Impervious, 'D' Soil
2.880	0.20	Lawn Area, 'D' Soil
10.070	0.25	Woods, 'D' Soil
14.900	0.33	Weighted Average
12.950		86.91% Pervious Area
1.950		13.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Wooded Area** Woods: Dense underbrush n= 0.800 P2= 2.50"
15.7	1,170	0.0620	1.24		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
54.4	1,270	Total			

Subcatchment 1: PR DA 1



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1 Runoff Area=14.900 ac 13.09% Impervious Runoff Depth>1.32"
Flow Length=1,270' Tc=54.4 min C=0.33 Runoff=0.84 cfs 1.637 af

Total Runoff Area = 14.900 ac Runoff Volume = 1.637 af Average Runoff Depth = 1.32"
86.91% Pervious = 12.950 ac 13.09% Impervious = 1.950 ac

Summary for Subcatchment 1: PR DA 1

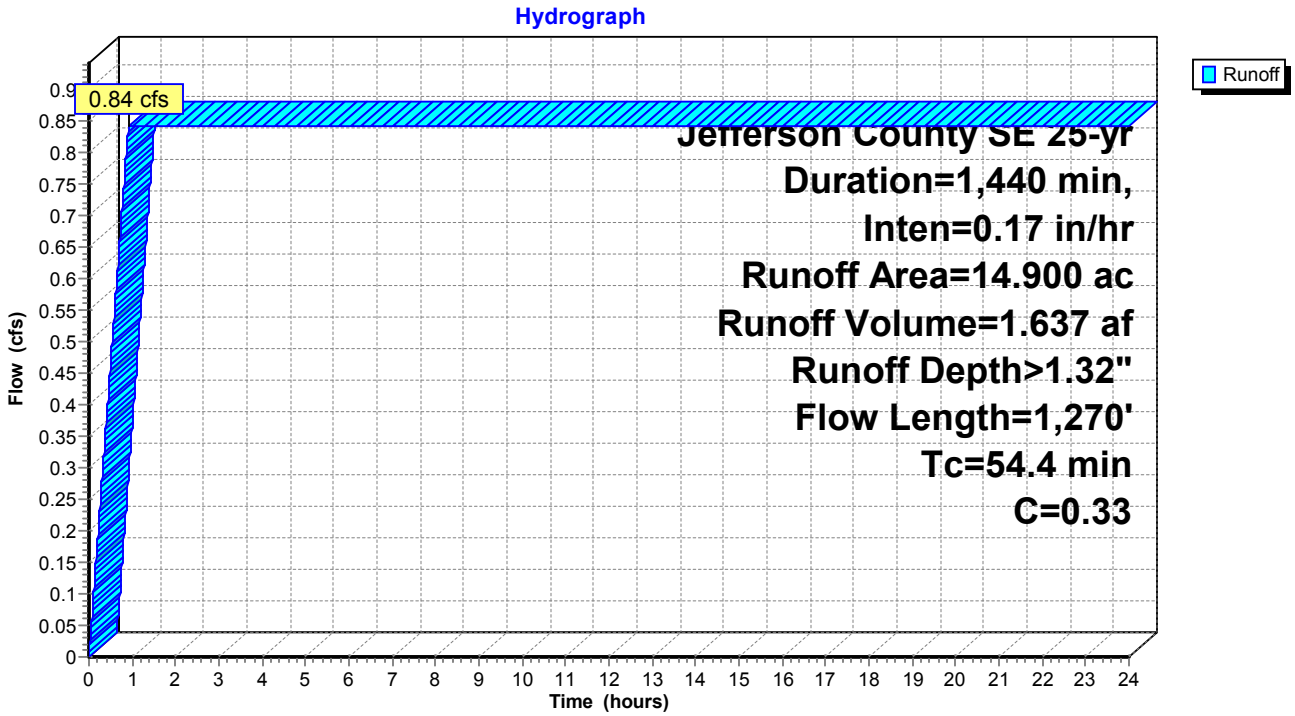
Runoff = 0.84 cfs @ 0.91 hrs, Volume= 1.637 af, Depth> 1.32"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Jefferson County SE 25-yr Duration=1,440 min, Inten=0.17 in/hr

Area (ac)	C	Description
1.950	0.95	Impervious, 'D' Soil
2.880	0.20	Lawn Area, 'D' Soil
10.070	0.25	Woods, 'D' Soil
14.900	0.33	Weighted Average
12.950		86.91% Pervious Area
1.950		13.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Wooded Area** Woods: Dense underbrush n= 0.800 P2= 2.50"
15.7	1,170	0.0620	1.24		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
54.4	1,270	Total			

Subcatchment 1: PR DA 1



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1 Runoff Area=14.900 ac 13.09% Impervious Runoff Depth>1.54"
Flow Length=1,270' Tc=54.4 min C=0.33 Runoff=0.98 cfs 1.910 af

Total Runoff Area = 14.900 ac Runoff Volume = 1.910 af Average Runoff Depth = 1.54"
86.91% Pervious = 12.950 ac 13.09% Impervious = 1.950 ac

Summary for Subcatchment 1: PR DA 1

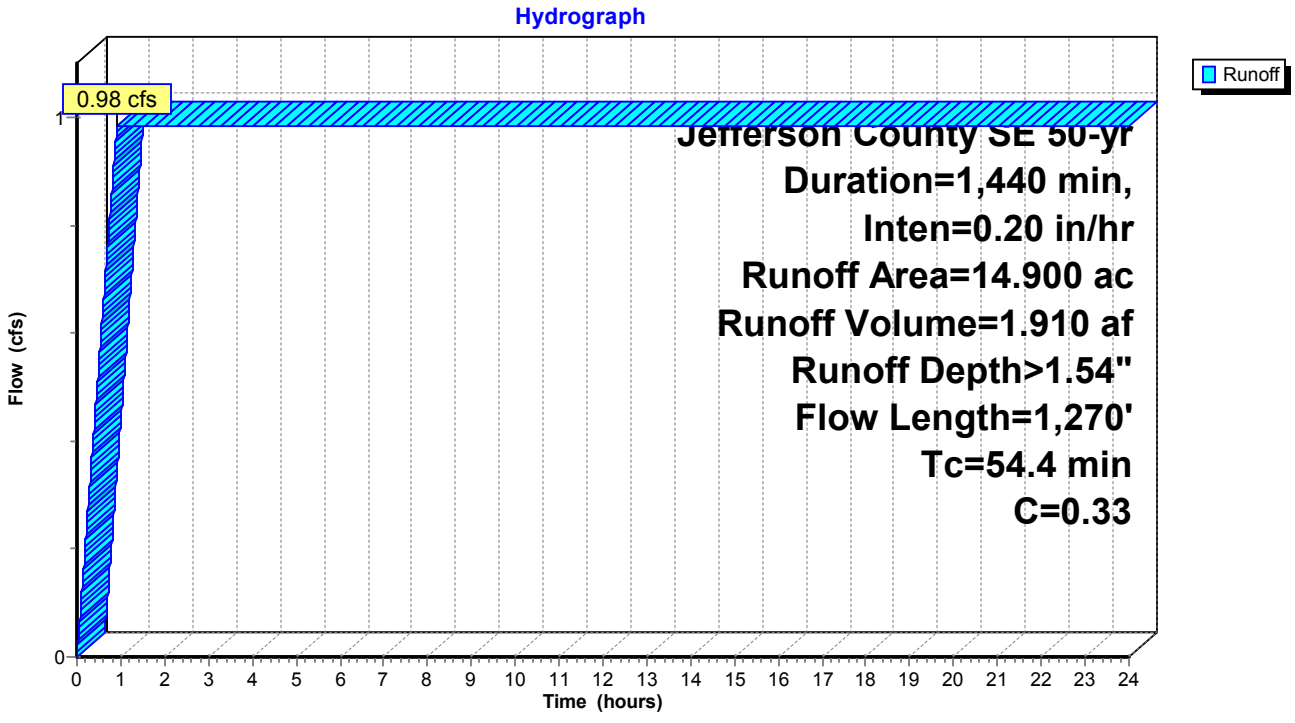
Runoff = 0.98 cfs @ 0.91 hrs, Volume= 1.910 af, Depth> 1.54"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Jefferson County SE 50-yr Duration=1,440 min, Inten=0.20 in/hr

Area (ac)	C	Description
1.950	0.95	Impervious, 'D' Soil
2.880	0.20	Lawn Area, 'D' Soil
10.070	0.25	Woods, 'D' Soil
14.900	0.33	Weighted Average
12.950		86.91% Pervious Area
1.950		13.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Wooded Area** Woods: Dense underbrush n= 0.800 P2= 2.50"
15.7	1,170	0.0620	1.24		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
54.4	1,270	Total			

Subcatchment 1: PR DA 1



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment 1: PR DA 1 Runoff Area=14.900 ac 13.09% Impervious Runoff Depth>1.79"
Flow Length=1,270' Tc=54.4 min C=0.33 Runoff=1.14 cfs 2.228 af

Total Runoff Area = 14.900 ac Runoff Volume = 2.228 af Average Runoff Depth = 1.79"
86.91% Pervious = 12.950 ac 13.09% Impervious = 1.950 ac

Summary for Subcatchment 1: PR DA 1

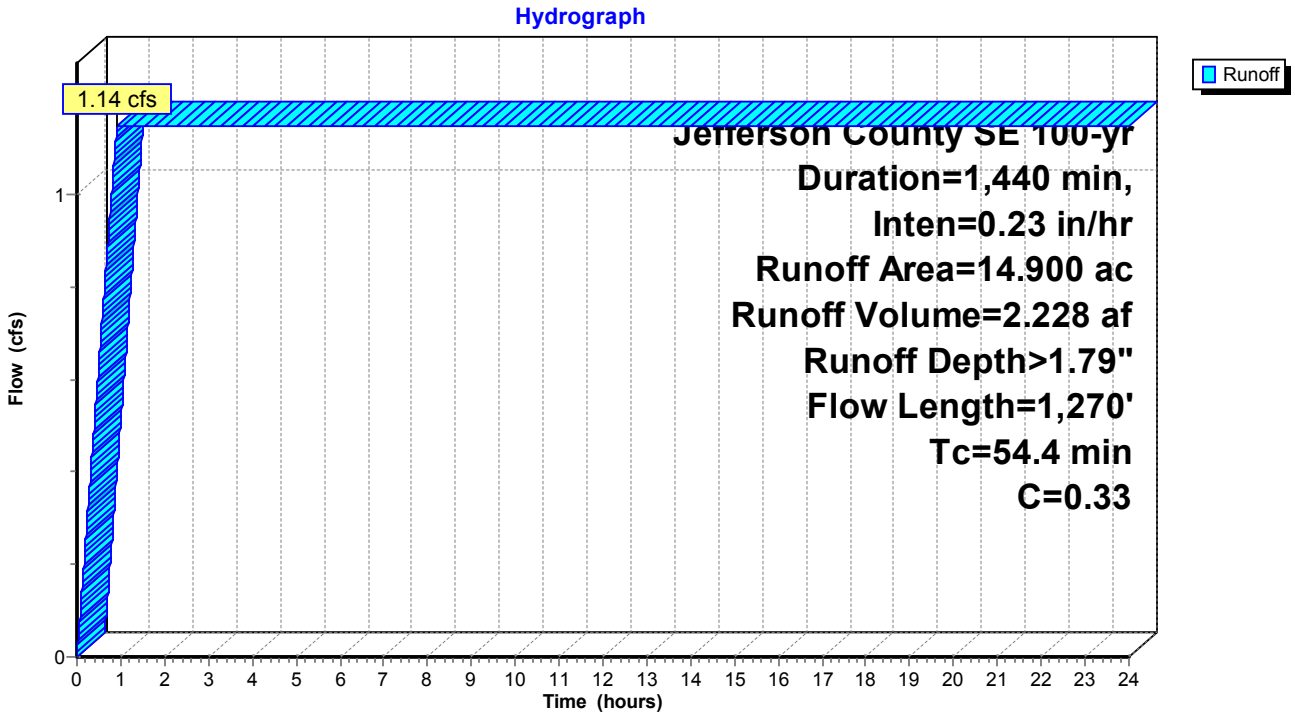
Runoff = 1.14 cfs @ 0.91 hrs, Volume= 2.228 af, Depth> 1.79"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Jefferson County SE 100-yr Duration=1,440 min, Inten=0.23 in/hr

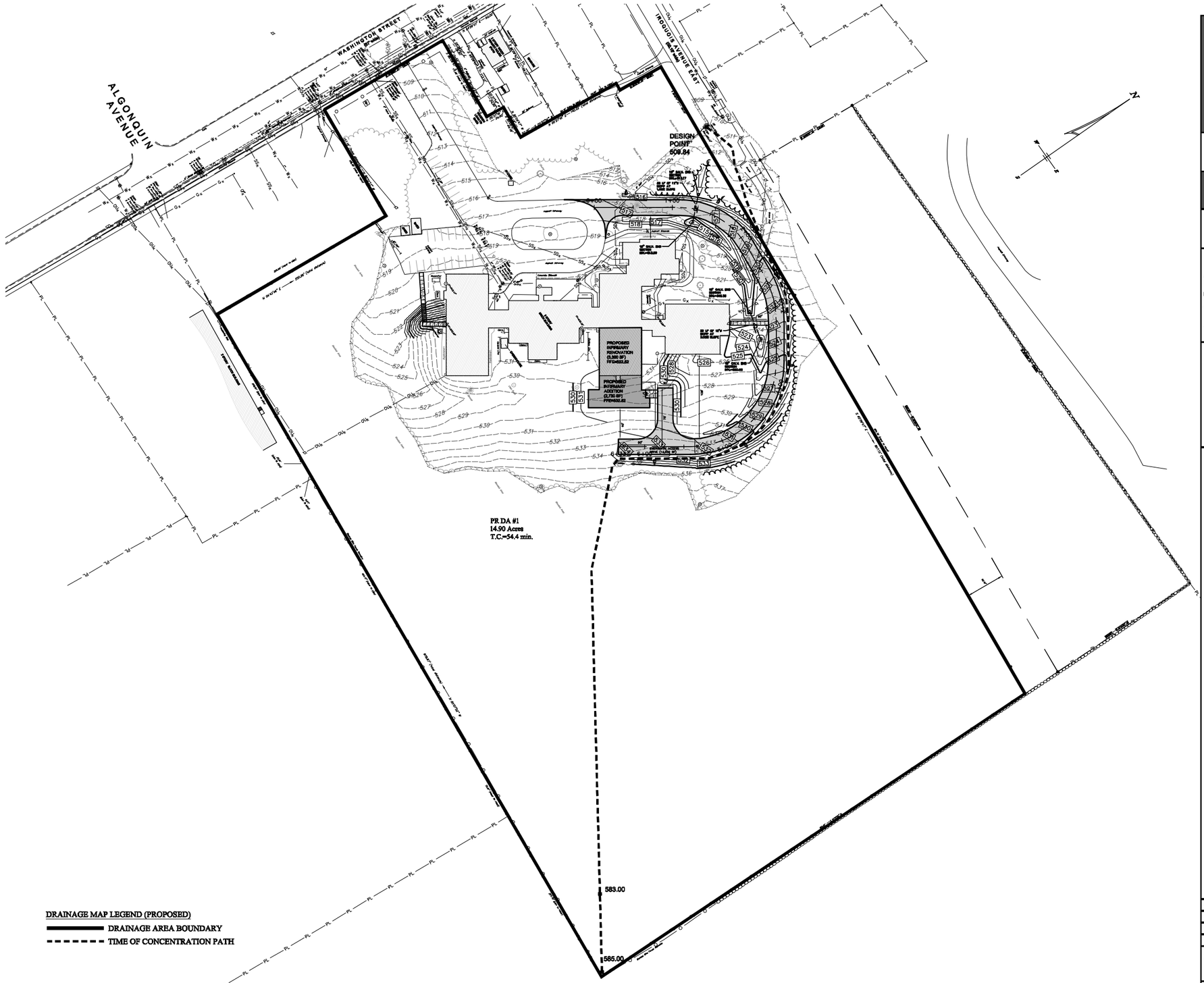
Area (ac)	C	Description
1.950	0.95	Impervious, 'D' Soil
2.880	0.20	Lawn Area, 'D' Soil
10.070	0.25	Woods, 'D' Soil
14.900	0.33	Weighted Average
12.950		86.91% Pervious Area
1.950		13.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.7	100	0.0250	0.04		**Sheet Flow, Wooded Area** Woods: Dense underbrush n= 0.800 P2= 2.50"
15.7	1,170	0.0620	1.24		**Shallow Concentrated Flow, Shallow Concentated** Woodland Kv= 5.0 fps
54.4	1,270	Total			

Subcatchment 1: PR DA 1



LEGEND	EXISTING	PROPOSED
5' CONTOUR	155	155
1' CONTOUR	154	154
PROPERTY LINE	PL	PL
RIGHT OF WAY		
SETBACK		
BUILDING		
ASPHALT PAVEMENT		
CURB		
SIDEWALK		
EDGE OF GRAVEL		
FENCE		
WATERLINE	W_x	W
SANITARY SEWER	SS_x	SS
STORM SEWER	SD_x	SD
OVERHEAD UTILITIES	OU_x	OU
UNDERGROUND ELECTRIC	E_x	E
GAS	G_x	G
FIRE HYDRANT		
WATER VALVE		
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
UTILITY POLE AND GUY		
LIGHT POLE		



DRAINAGE MAP LEGEND (PROPOSED)

DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION PATH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

FOR APPROVALS ONLY
NOT FOR CONSTRUCTION

AUBERTINE CURRIER
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522 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

Phone: (315)782-2005
Fax: (315)782-1472

ACCESS DRIVE AND INFIRMARY ADDITION
SISTERS OF SAINT JOSEPH
1425 WASHINGTON STREET
WATERTOWN, NEW YORK
JEFFERSON COUNTY

PROJECT NO:	2014-131.002
SCALE:	1"=30'
DRAWN BY:	CWT
CHECKED BY:	MRM
ISSUE DATES:	07/19/2016

PROPOSED DRAINAGE AREA MAP

PR-1

APPENDIX #3

PARKING CALCULATIONS

AUBERTINE & CURRIER
ARCHITECTS, ENGINEERS & LAND SURVEYORS, P.L.L.C.

522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2014-131.002 Date: 7/19/16
Project Name: SSJ Bldg Addition Page: 1 Of: 1
Location: Washington St, Watertown Calc'd By: LNT

Traffic Generation Calculations

- Trip Generation ITE 7th Edition

  Land Use: 253 Congregate Care ~ 73 Rooms Post-Construction

- Weekday AM Peak Hour ~ Avg. Rate = 0.14 Trips Per Room
  ~ 50% Entering, 50% Exiting

  73 Rooms x 0.14 Trips Per Room ≈ 10 Trips Per Hour

  5 Entering, 5 Exiting

- Weekday PM Peak Hour ~ Avg Rate = 0.20 Trips Per Room
  ~ 60% Entering, 40% Exiting

  73 Rooms x 0.20 Trips Per Room ≈ 15 Trips Per Hour

  9 Entering, 6 Exiting

Land Use: 253
Congregate Care Facility

Description

Congregate care facilities are independent living developments that provide centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities. Limited medical services (such as nursing and dental) may or may not be provided. The resident may contract additional medical services or personal assistance. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252) and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Vehicle ownership levels were very low at congregate care facilities; the facilities' employees or services provided to the residents generated the majority of the trips to the sites.

The peak hour of the generator typically did not coincide with the peak hour of the adjacent street traffic.

The sites were surveyed in the 1980s and 2000s in Oregon.

Source Numbers

155, 584

Congregate Care Facility
(253)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

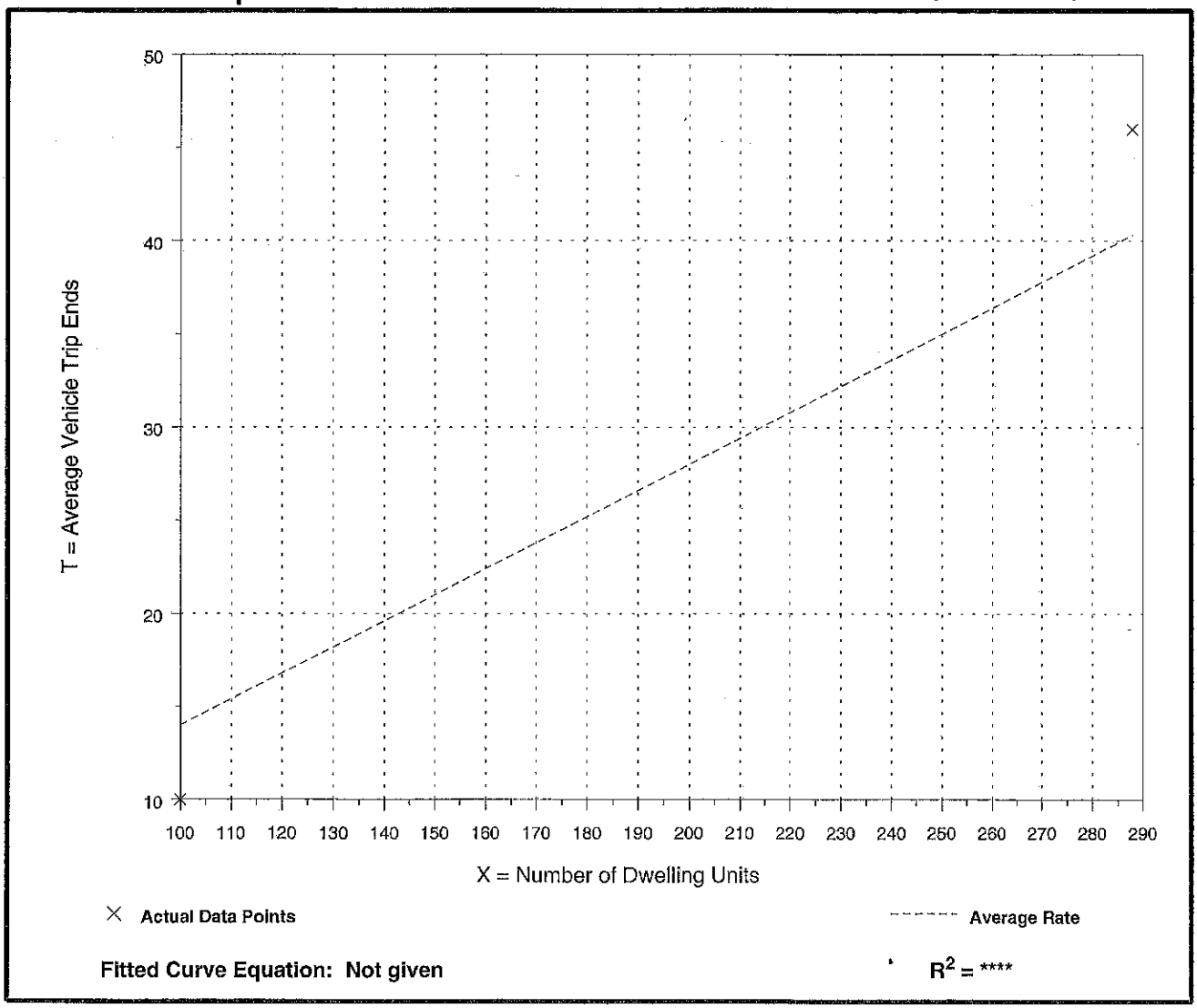
Number of Studies: 2
Avg. Number of Dwelling Units: 194
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.14	0.10 - 0.16	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****

Congregate Care Facility
(253)

Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
P.M. Peak Hour of Generator

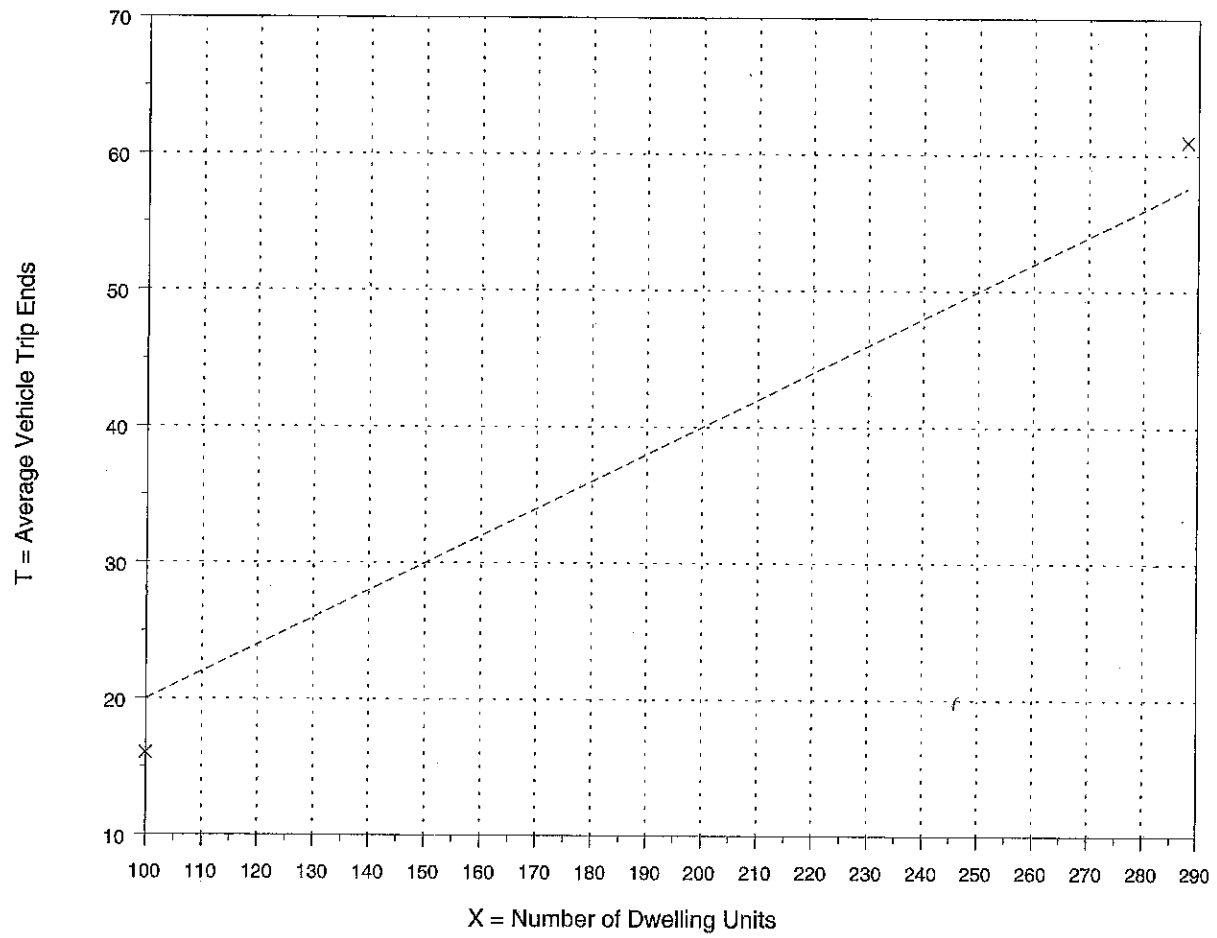
Number of Studies: 2
Avg. Number of Dwelling Units: 194
Directional Distribution: 60% entering, 40% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.16 - 0.21	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: Not given

R^2 = ****